

PLANNING BOARD AGENDA
October 8th, 2024 – 6:00 p.m.
City Council Chambers, 60 Court Street

1. ROLL CALL:

- 2. MINUTES:** Review September 10th 2024 meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>
- 3. APPOINTMENT TO SUSTAINABILITY AND NATURAL RESOURCE MANAGEMENT BOARD (SNRB):** Planning Board Chair to appoint Planning Board Member to SNRB.
- 4. APPOINTMENT TO MAYOR’S AD-HOC ON BONA FIDE AGRICULTURAL, RECREATIONAL, AND NATURAL RESOURCES LAND USE COMMITTEE:** Planning Board Chair to appointment Planning Board Member to Committee.
- 5. PUBLIC HEARING/SITE PLAN REVIEW:** Fielding Properties, LLC is applying for a Site Plan approval for the phased construction of four 6,544 square foot 1-story hangars (gross 26,176 square feet) utilities, parking, stormwater management features and other associated improvements on Flightline Drive and Aviation Avenue, also City Assessor’s Parcel I.D. 143-007. Phase I activities include the construction of Hangar 1 and part of the associated taxiway, apron and extension of utilities by the applicant for personal use. The proposed project should be considered pursuant to Chapter 60, Article XVI, Division 2- Site Plan Review, Division 3 – Special Exception, Division 15 Industrial District and Delegated review for Site Location of Development Act.
- 6. PUBLIC HEARING/SPECIAL EXCEPTION:** CEP Holdings, LLC is applying for a Site Plan approval to construct four multifamily residential buildings consisting of six units each for a total of 24 residential units and two additional 3,000 square foot single story self-storage buildings, paved drive aisles, sidewalks and parking at 1315 Minot Ave, also City Assessor’s Parcel I.D. 205-012. The proposed project should be considered pursuant to Chapter 60, Article XVI Division 2 – Site Plan Review, Division 3 – Special Exception, and Article IV, Division 13 – Minot Ave (General Business II) District.
- 7. PUBLIC HEARING/SITE PLAN REVIEW:** The Auburn-Lewiston Municipal Airport is applying for Site Plan approval for the construction of three new t-hangars, apron pavement and the associated taxi line on Flightline Drive, also City Assessor’s Parcel I.D. 131/143-007. The proposed project should be considered pursuant to Chapter 60, Article XVI, Division 2 – Site Plan Review, Division 3 – Special Exception, Division 15 Industrial District and Delegated review for Site Location of Development Act.
- 8. PUBLIC HEARING/RECOMMENDATION TO CITY COUNCIL TEXT AMENDMENT:** Review possible text change proposal under Chapter 60, Article VII, Sec. 60-666. Uses of- Manufactured housing, trailers, office trailers to allow shipping containers, Conex boxes, railroad cars and tractor trailer bodies for storage. With recommendation to hold a Public Hearing and proposed text change to City Council. This amendment is pursuant to Chapter 60, Article XVII Division 2-Amendment to the Zoning Ordinance or Zoning Map.

9. PUBLIC HEARING/RECOMMENDATION TO CITY COUNCIL TEXT AMENDMENT:
Discuss amendments to Chapter 60, Article XII, Division 4, Lake Auburn Watershed Overlay District of the Auburn Code of Ordinances to more precisely identify the standards governing definitions, agriculture, pesticides, fertilizers, forestry, resource protection and erosion control in the Watershed Overlay District. This amendment is pursuant to Chapter 60, Article XVII Division 2-Amendment to the Zoning Ordinance or Zoning Map.

10. PUBLIC HEARING/RECOMMENDATION TO CITY COUNCIL MAP AMENDMENT:
Consider adopting the Lake Auburn Watershed Overlay District Agricultural Buffer Setbacks Map. This map is for establishing a 250' setback to agricultural field tillage from natural resources and will be referred to in Chapter 60 Article XII Division 4 Lake Auburn Watershed Overlay District and will be considered in accordance with Chapter 60, Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.

11. WORKSHOP: LD 2003 text amendment directive from City Manager's office. Discuss the possible limitation of ADU size and decrease density in the AG/RP, LDCR, RR and UR to align with the minimum requirements of LD 2003.

12. PUBLIC COMMENT:

13. MISCELLANEOUS:

- a. Upcoming Agenda Items

14. 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.