



# 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 and Permitting

Re: ITEMS #9 &10: Public Hearing – Text Amendments related to Lake Auburn Watershed Overlay District and Lake Auburn Watershed Overlay District Agricultural Buffer Setbacks Map.

Date: October 8, 2024

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**I. PROPOSAL:** 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 Lake Auburn Watershed Overlay District. This amendment is pursuant to Chapter 60, Article XVII Division 2-Amendment to the Zoning Ordinance or Zoning Map.

Consider adopting the Lake Auburn Watershed Overlay District Agricultural Buffer Setbacks Map. This map is to establish 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.

**II. BACKGROUND:** In January of 2024, City Council ordered (04-01022024) the City Manager to direct staff to work with city wide interest groups (AG Working Group, Sustainability and Natural Resources Board, LAWPC, Planning Board and public stakeholders) to create the Lake Auburn Stakeholders Group. Since that time the group(s) have met on approximately 10 occasions to address continued concerns pertaining to protecting Lake Auburn. The group(s) have relied on the ordinance to drive the discussion on what is best for the public water supply of Lewiston and Auburn. The proposed changes are detailed in the attached order and proposed text. The proposed changes include amendments to Section 60.2 Definitions, Sec. 60-951 Use and environmental regulations and Sec. 60-952 as they relate to agricultural, forestry and erosion control. The amendments include changes that will strengthen the ordinances pertaining to the Lake Auburn Watershed and the source water protection for the communities of Auburn and Lewiston which serves clean drinking water to 39,000 residents from Lake Auburn.

**III. SUGGESTED LANGUAGE:** See Attached.

**IV. 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.

**V. PLANNING BOARD ACTION/STAFF RECOMMENDATIONS:** Lake Auburn Overlay District: These two items are on the Planning Board agenda as public hearing item(s). Staff recommends the Planning Board have a discussion and make a formal recommendation to the City Council on 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 and will be considered in accordance with Chapter 60, Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.

**1<sup>st</sup> POTENTIAL MOTION:** I make a motion to forward a favorable recommendation to City Council to amend the text in Chapter 60, Article II General Provisions, Division 4 Lake Auburn Watershed Overlay District, Sec. 60-951, Sec.60-952 and Sec. 60-953. Chapter 60, Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.

**2<sup>nd</sup> POTENTIAL MOTION:** I make a motion to forward a favorable recommendation to City Council to adopt 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.



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Signed