



City of Auburn, Maine
Office of Planning and Permitting
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To: Auburn Planning Board
From: Megan Norwood, Planning Coordinator
Re: ITEM #8: Public Hearing/Recommendation to Council- 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.
Date: October 8, 2024

I. PROPOSAL: Review possible text change proposal under Sec. 60-666. Uses of-Manufactured housing, trailers, office trailers. With a recommendation to hold a Public Hearing and proposed text change to City Council to allow shipping containers, Conex boxes, railroad cars and tractor trailer bodies.

II. BACKGROUND: The Planning Board held a meeting on August 13, 2024 to discuss this item as a workshop. Below is a synopsis of feedback provided by the Planning Board.

- The Planning Board wanted clarification from the Assessing Department about how these types of containers would be assessed.
- Include provisions in the language that require the containers be designed to conform to existing neighborhood characteristics.
- Implement a permitting process to ensure the containers are appropriately sited.
- Limit the size/length of containers.
- Require a certain amount of screening.
- Better define Conex boxes vs. Railroad cars vs. Trailer with wheels
 - Allow tractor trailer boxes only in the Ag-Zone & Industrial to account for crop storage & agricultural uses.

The current city ordinance does not allow the use of the Conex boxes and other similar containers on commercial or industrial lots within the city limits. Bear storage here in Auburn is a supplier of such containers and uses and are often found throughout the City and has been essentially overrun with Conex box uses. Staff is suggesting allowing this use and adding a caveat that it must be protected from the view shed of the roadway/public way or a neighboring property and or meets the altered appearance to resemble the surrounding structures.

Staff made the updates to the draft and presented them at the September 10, 2024 meeting. The Planning Board clarified a few things and recommended scheduling the public hearing for the October meeting.

III. SUGGESTED LANGUAGE: See Attached Sec 60-666 Edited version

IV. PLANNING BOARD ACTION/STAFF RECOMMENDATIONS: Consider feedback from the Public Hearing and send the recommended text change to City Council related to edits established in Sec. 60-666.

Megan Norwood
Planning Coordinator