



City of Auburn, Maine

Office of the City Manager

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September 25, 2024

Planning Board Chair and Board Members:

I have reviewed the Planning Board and Staff proposed draft for the LD2003 related zoning changes. There are two areas where we will be more permissive than what LD2003 requires of us if the draft is adopted as is. During my discussions with the Council on goal setting and more recently on funding and initiating the Comprehensive Plan process, I know that there is a desire to address questions on Auburn's housing policy as part of the Comprehensive Plan update that is about to begin. To meet this expectation, I am asking Staff to draft and the Planning Board to consider amendments to the draft that would match the requirements of LD2003 in two key areas before sending it along to the City Council for adoption.

Area 1: Define Accessory Dwelling Unit with a maximum size that better aligns with the intent of LD2003 and restricts the size to not larger than 1,500 sq. ft.

Area 2: In all residential zones where a minimum lot size exists for the first dwelling and where we currently allow only 1 and 2 family homes (UR, SR, RR, LDCR and AGRP), edit the draft to require the same lot size for each additional unit as is required for the first unit. Accessory Dwellings would not be subject to the additional land area to comply with LD2003, but all other units would be.

This approach will leave the decisions regarding Auburn's housing policy and density for future discussions after the Comp Plan Committee, the Planning Board, and the City Council have recommended and adopted a Comp Plan that will help guide those decisions.

Thank you for your committed work and consideration.

Sincerely,

A handwritten signature in black ink that reads "Phillip L. Crowell, Jr." in a cursive script.

Phillip L. Crowell, Jr.
City Manager