



City of Auburn, Maine
Planning & Permitting Department

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PLANNING BOARD MEETING MINUTES - DRAFT
December 10th, 2024 – 6:00 p.m.
City Council Chambers, 60 Court Street

1. **ROLL CALL:** Bob Hayes, Dave Trask, Paul Jacques, Stacey LeBlanc (Chair), Riley Bergeron, Tim DeRoche, Maureen Hopkins (Associate Member). Absent: Amanda Guerrette (Associate Member) and Darren Finnegan.
2. **MINUTES:** Review the November 12, 2024 meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>

Motion to Approve: Bob Hayes **Second:** Riley Bergeron **Vote:** 6-0-1 (Stacey LeBlanc Abstains) **Motion Carries**

3. **WORKSHOP:** 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.

Staff Report presented by Natalie Thomsen. The ordinance text changes were presented to the City Council and was brought back to the Planning Board with some clarifying questions. The board discussed text related to requiring that the appearance of storage containers “must match the characteristics of the neighborhood”, but City Council and Staff felt that the language was difficult to define and open to interpretation, so they settled on language regarding the location of where the storage containers can be placed and shielding them from public view.

The board and staff further discuss industrial/commercial use versus residential use. Bob Hayes sees value in allowing temporary use for residential properties, but not permanently. Discussion about temporary use raised questions about time frame for length of time allowed as well as the need for screening the view of the container. The board also discussed tying the permit of a Conex box to the issuance of a building permit.

0:51:00

4. **WORKSHOP:** The Planning Board will hold a workshop to discuss the upcoming Comprehensive Plan, its various elements, and the role the Planning Board will take in relation to the plan.

Presentation provided by Natalie Thomsen.

5. PUBLIC COMMENT:

John Cleveland – 183 Davis Ave – Mr. Cleveland wanted to compliment Natalie Thomsen on her presentation and summary for the Comprehensive Plan.

6. MISCELLANEOUS:

- a. Upcoming Agenda Items
 - i. Multiple development projects in the pipeline
 - ii. LD 2003 edits with comments
 - iii. Bonafide Agricultural use guidelines
 - iv. Revisit Conex box ordinance text
- b. Discussion about formatting for Meeting Minutes with regards to identifying members who vote in opposition or abstain from voting.
 - i. Board supported breaking out the vote to mention those who object or abstain from the vote.

7. ADJOURNMENT

Motion to Adjourn: Tim DeRoche **Second:** Dave Trask **Vote:** 7-0
Motion Carries

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.