



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

PLANNING BOARD AGENDA

Regular Meeting: January 11, 2022 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor pre K-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

- 1. ROLL CALL:**
- 2. MINUTES:** December 14, 2021 Meeting Minutes – All meetings are also available on YouTube.
- 3. DISCUSSION :** Public Hearing to the proposed Amendment to Phosphorous Ordinance Section 60-1070 This change addresses utilization of the most current design standards set forth by Maine Department of Environmental Protection to treat phosphorus export for a project or projects over 575 square feet of ground floor area within the Taylor Pond and Lake Auburn watershed. The technical guide for design standards of Phosphorus Control Best Management Practices will be updated from the May 1990 to the March 2016 version.

Workshop Overview: The comprehensive plan update adopted on December 6, 2021, identified zoning map and text amendment needed to implement the goals of the plan updates. We have been given an ambitious effort to have changes under consideration going forward. Below are three changes that council suggests we start discussing by having this workshop in development of a recommendation pursuant to Chapter 60, Article XVII Division 2 of City Ordinances. These discussions will help draft the recommended amendments for presentation to the Planning Board for a public Hearing and recommendations back to the Council at the February and March Meetings.

- 4. WORKSHOP: Zoning Update Gracelawn Area;** 148 acres from Agriculture and Resource Protection to Commercial Development District (CDD). Approximately, 37 acres are not shown as CDD in approved FLU mapping, but the council did approve utilizing the Auburn Lake Watershed Study. In that study they suggested moving the watershed boundary out and from that we are suggesting moving the proposed CDD boundary out to match the new watershed boundary another 37 +/- acres.

5. **WORKSHOP: Zoning Update Washington Street Area**; 716 acres from General Business to Commercial Formed Based Code Gateway development District. Approximately 9.63 acres were not included in the FLU mapping. But approved in the order by the council for the approval of the specific lot PID 199-052.
6. **WORKSHOP: Zoning Update Court Street/City Core of Urban Residential Area**; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas.
7. **REFERENCE MATERIALS:**

Lake Auburn Study:

https://www.auburnmaine.gov/CMSContent/City_Manager/LakeAuburn_FinalReport%20UPDATED.pdf

<https://www.arcgis.com/apps/dashboards/93317798ad0d4fd8a132c84fcd327a3c>

8. **PUBLIC COMMENT**
9. **PLANNING BOARD ITEMS FOR DISCUSSION**

- a. Upcoming income standards proposed under State Statute.

10. **MISCELLANEOUS:**

- a. Upcoming items for February.

11. **ADJOURNMENT:**

Next Planning Board Meeting is on February 8, 2022



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PLANNING BOARD AGENDA

Regular Meeting: February 8, 2022 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor pre K-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

1. **ROLL CALL:**
2. **MINUTES:** January 11, 2021 Meeting Minutes – All meetings are also available on YouTube.
3. **Planning Board Chair Timeline Explanation:** The Planning Board meeting is following the public notice to keep public attendance to a manageable number for public process and COVID precautions that breaks the meeting up into two formal sessions to cover four (4) topics. First session 6:00 p.m. to 7:30 p.m. phosphorous ordinance amendment and Gracelawn area zoning amendment, followed by a 10-minute break. Second session 7:40 p.m. to 9:30 p.m. Court Street area zoning amendment and Washington Street area zoning amendment.
4. **PUBLIC HEARING: Phosphorous Ordinance Section 60-1070 Amendment;** This change addresses utilization of the most current design standards set forth by Maine Department of Environmental Protection to treat phosphorus export for a project or projects over 575 square feet of ground floor area within the Taylor Pond and Lake Auburn watershed. The technical guide for design standards of Phosphorus Control Best Management Practices will be updated from the May 1990 to the March 2016 version.
5. **PUBLIC HEARING: Zoning Update Gracelawn Area;** 148 acres from Agriculture and Resource Protection to Commercial Development District (CDD). Approximately, 37 acres are not shown as CDD in approved FLU mapping, but the council did approve utilizing the Auburn Lake Watershed Study. In that study they suggested moving the watershed boundary out and from that we are suggesting moving the proposed CDD boundary out to match the new watershed boundary another 37 +/- acres.
6. **PUBLIC COMMENT**

7. Break 10 Minutes

8. PUBLIC HEARING: Zoning Update Court Street/City Core of Urban Residential Area;
1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas.

9. PUBLIC HEARING: Zoning Update Washington Street Area; 242 acres from General Business to Commercial Formed Based Code Gateway development District. Approximately 9.63 acres were not included in the FLU mapping. But approved in the order by the council for the approval of the specific lot PID 199-052.

10. PUBLIC COMMENT

11. Election of Chair and Vice Chair.

PLANNING BOARD ITEMS FOR DISCUSSION

12. MISCELLANEOUS:

- a. Upcoming items for March. (Septic Systems & Petition for Bob Gagnon Parcel)

13. ADJOURNMENT:

Next Planning Board Meeting is on March 8, 2022



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PLANNING BOARD AGENDA

Regular Meeting: March 8, 2022 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor pre K-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

1. ROLL CALL:

2. MINUTES: February 8th, 2021 Meeting Minutes – All meetings are also available on YouTube.

3. PUBLIC HEARING: Amendment to the Site Plan 10 Subaru Drive-Proposed Olive Garden PID 280-013-000-001.

4. WORKSHOP: Proposed Lake Auburn Watershed Ordinance; Updating Sec 60-952 (f) (1-5) Subsurface wastewater systems in the Lake Auburn Watershed.

5. PUBLIC HEARING: Zoning Update Court Street/City Core of Urban Residential Area; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas.

6. PUBLIC COMMENT

7. PLANNING BOARD ITEMS FOR DISCUSSION:

8. MISCELLANEOUS:

a. Upcoming items for April

9. ADJOURNMENT:

Next Planning Board Meeting is on April 12, 2022



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Office of Planning & Permitting

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PLANNING BOARD AGENDA

Regular Meeting: April 12, 2022 – 5:30PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor pre-K-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

1. ROLL CALL:

2. MINUTES: March 8th, 2022 Meeting Minutes – All meetings are also available on YouTube.

3. WORKSHOP: Proposed Lake Auburn Watershed Ordinance: Updating Sec 60-952 (f) (1-5) and (c) Subsurface wastewater systems in the Lake Auburn Watershed; and Sec 60-1066 (1) Phosphorous control for any new building or structure with more than 200 sq. ft. of ground floor area.

4. UPDATE/DISCUSSION: Capital Investment Plan (CIP); City of Auburns yearly outlook on capital projects by City Manager, Phil Crowell and CIP Director, Dan Goyette.

5. WORKSHOP: Michael S. Malloy Legal Counsel; Overview of Planning Board duties.

6. PUBLIC HEARING: Proposed Lake Auburn Watershed Ordinance: Updating Sec 60-952 (f) (1-5) and (c) Subsurface wastewater systems in the Lake Auburn Watershed; and Sec 60-1066 (1) Phosphorous control for any new building or structure with more than 200 sq. ft. of ground floor area.

7. EXTENSION/SPECIAL EXCEPTION: BD Solar Auburn LLC and BD Solar Lewiston Junction LLC is requesting a one-year extension for approval under Sec. 60-1308 for the construction of a solar project of 14.6MW on a 142.74-acre parcel (PID 142-007), Lewiston Junction Road. Timing for the start of the project was delayed from power integration and approval from CMP.

8. PUBLIC HEARING/SPECIAL EXCEPTION: 555 Court Street-Stable Ridge Apartments; American Development Group out of Naples, Maine is proposing five (5), twelve (12) unit apartment buildings for a total of 60-unit apartment complex that was designed under Sec.60.549-.3 and 60-554 in the Formed Base Code T-4.2 zoning district.

The site is approximately 13.25 acres and is depicted on PID 229-007.

- 9. WORKSHOP ON PART II; T-4.2 A-D** Consider changing four areas of the City from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan. **Area A:** includes 936 acres of Urban Residential, Multi-Family Suburban and Rural Residential within the New Auburn Urban Residential areas and to Broad Street; **Area B:** includes 19 acres of Urban Residential within the Vickery Road area; **Area C:** includes 148 acres of Suburban Residential and Urban Residential within the Poland, Manley, Hotel Road Residential area; and **Area D:** includes 288 acres of Urban Residential and Multi-Family Suburban within the Bates, Bradman, Stetson Road Residential area.

10. PUBLIC COMMENT:

11. PLANNING BOARD ITEMS FOR DISCUSSION:

12. MISCELLANEOUS:

- a. Upcoming items for May

13. ADJOURNMENT:

Next Planning Board Meeting is on May 10, 2022

PLANNING BOARD AGENDA

Special Session: May 3, 2022 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor pre-K-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

1. ROLL CALL:

2. MINUTES: April 12, 2022 Meeting Minutes – All meetings are also available on YouTube.

3. WORKSHOP: PART II; T-4.2B A-D Consider changing four areas of the City from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan. **Area A:** includes 936 acres of Urban Residential, Multi-Family Suburban and Rural Residential within the New Auburn Urban Residential areas and to Broad Street; **Area B:** includes 19 acres of Urban Residential within the Vickery Road area; **Area C:** includes 148 acres of Suburban Residential and Urban Residential within the Poland, Manley, Hotel Road Residential area; and **Area D:** includes 288 acres of Urban Residential and Multi-Family Suburban within the Bates, Bradman, Stetson Road Residential area.

4. WORKSHOP: Lake Auburn Watershed Zone Change with the adoption of a zoning change that reduces the housing density in all parts of the Lake Auburn Watershed to one dwelling unit per three acres as recommended in the comprehensive plan. Considered changes include changing three separate areas of Rural Residential to Low Country Density Residential for a total of 1038 Acres.

5. PUBLIC COMMENT:

6. PLANNING BOARD ITEMS FOR DISCUSSION:

Meeting Schedule: CC Chambers are NOT available June 14th and November 8– elections. Consider new location or modify schedule

7. MISCELLANEOUS:

- a. Upcoming items for June

8. ADJOURNMENT:

Next Planning Board Meeting is on May 10, 2022

PLANNING BOARD MEETING MINUTES

Regular Meeting: May 10, 2022 – 6:00PM

Minutes from the May 3rd meeting and the May 10th meeting will be reviewed at the next Planning Board Meeting on June 28th.

1. **ROLL CALL:** Planning Board Members Present: Evan Cyr; Chair, Mathieu Duvall, Toni Ferraro, Stacey Leblanc, Riley Bergeron, Paul Jacques, Darren Finnegan, and Josh Daigle

Planning Board Members Absent: Brian Dubois ** Paul Jacques will be an active member due to this absence

Staff Present: Eric Cousens and Katherine Cook

2. **PUBLIC HEARING/SPECIAL EXCEPTION: RJF Morin Brick, LLC (Morin Brick)** *seeks to develop a 50± acre lot on Penley Corner Road: Morin Brick proposes a clay extraction pit at PID 113-015. The project is pursuant to ARTICLE XVI, DIVISION 2 and 3, ARTICLE IV DIVISION 2 and ARTICLE VIII. The 50± acre lot is currently undeveloped land with a mixture of field and forested areas. Morin Brick plans to excavate approximately 19 total acres. The current zoning is Agriculture and Resource Protection (AG).*

Staff provided their report and explanation of this proposal.

Evan & Stacey both have questions about reclaiming the road and what the plan is for this to happen.

Mathieu Duvall has questions about page 3 and the process if they do not follow practices.

Kyle Jacobson, Project Manager from St. Germain spoke and assured Planning Board members they would be following best management practices.

Motion to open Public Comment by Mathieu Duvall and seconded Riley Bergeron

No public comment at this time. Motion to close Public Comment by Mathieu Duvall and seconded Riley Bergeron

Mathieu Duvall makes a motion to approve the development of approximately 19 total acres as a clay excavation pit within the approximately 50.1-acre site identified on the tax map as Parcel I.D. 113-015 as a special exception with the following conditions:

- 1.) No construction will occur prior to receiving an excavation permit from Department of Public Works.
- 2.) No construction will occur prior to receiving a Permit by Rule (PBR) from Maine Department of Environmental Protection (DEP).
- 3.) In addition to the proposed rock entrance apron, a 3-foot-wide paved apron at the entire entrance width of the site at the same thickness of the existing pavement.
- 4.) If vehicles traveling between Morin Brick and the site will exit right and travel to the corner of Penley Corner Road and Riverside Drive (RT136) then the applicant shall place

“Trucks Entering” signs at the intersection to warn traffic on Riverside Drive of truck movement.

Above motion is seconded by Paul Jacques

Vote 7-0-0; the motion passes.

3. ***PUBLIC HEARING: Zone Change Request 278 Poland Road (Hammond Lumber):*** *The requested zone change is pursuant to ARTICLE XVII Amendments, is for an approximately 1.75+/- acre parcel located at 278 Poland Road and identified by the City of Auburn as lot (PID 199-041) and is within the City’s Suburban Residential (SR) Zone and borders Auburn’s Industrial (ID) Zone. The zoning on the property is proposed to become Industrial.*

Staff report, clarification this does not approve any site plans, this Public Hearing is strictly for zone change only

Jim Seymour, Sr. Project Manager from Sebago Technics spoke, sharing if the zone change is granted, there will be enhancements to the current building to be in ADA Compliance as well as updates to the parking lot organization.

Mathieu Duvall made a motion to open public comment, seconded by Toni Ferraro

Carol Lane of 30 Arbania St, and co-owner of 240 Poland Rd shared concerns from 2019 where she indicates the Hammond Lumber cleared the buffer of pine trees creating noise and making things louder. Also speaks concerns about the bright lights and lack of visual barrier.

Rena LaRose of Bennet Ave concerned about the industrial zone encroaching on the residential zone. Concerned about Hammond Lumber not replanting trees from 2019 incident.

Marcel LaRose owns a parcel that is soon to be part of a zone change. Confused about different zone changes.

Tim Allen of 194 Pride Rd shares concerns of idle trucks in the parking lot

Michael / Ann Nyberg of 5 Arbania St is concerned about encroachment

Douglas Snell of 321 Poland Rd shares concerns of tractor trailers parking overnight in the parking lot if this zone change happens. Concerns of speed and traffic patterns

Caroline Teves 269 Poland Rd lives directly across the lot with the proposed change. Lights shining into her home, tractor trailer trucks running all weekend, noisy. Concerned about property values.

A letter was read on behalf of Roberta Lane, co-owner, and resident of 240 Poland Rd shared concerns of the noise pollution and loss of the buffer back in 2019 due to clearing of trees allegedly done by Hammond Lumber.

A motion was made by Mathieu Duvall to close public comment, seconded by Toni Ferraro
Riley brings up the concern surrounding the cutting of trees in 2019

Mathieu questions if there is no plan, then why are we making a zone change now
Staff indicates a zone change needs to happen before a plan could be presented.

Toni and Stacey both speak opposed, feels impact of changing the zone of an acre of land.
This change and reducing buffers impact the neighborhood.

Mathieu also brings up concerns about removing buildable area headed towards the city.
Evan questions infill, if this would happen due to it being so close to Hammond
Lumber as it sits.

Mathieu makes a motion against the rezoning proposal presented today, forward a
recommend to City Council they should not adopt this change. For reason of encroachment
of industrial into existing residential neighborhood.

Seconded by Stacey

Vote 5- 2- 0 Evan then explains next steps to the public. This will next go to the City Council
and members of the public can speak and share concerns.

- 4. PUBLIC HEARING/SPECIAL EXCEPTION: 499 KW Electric Generation Novel Energy Solutions:** The solar PV project is located on Rt. 202, (PID 053-004) with project access on Washington Street, the current zoning is Agriculture and Resource Protection (AG). This project is proposed pursuant to Chapter 60, ARTICLE XVI, DIVISION 2 and 3, ARTICLE IV DIVISION 2 and ARTICLE XVIII This proposed site will be constructed to produce just less than a half megawatt (499 KW) of electric generation.

Staff Report

Josh Daigle has questions if this would go along with the Comp Plan.

Clarification that this would border the New Gloucester Town line

Brittany Krebsbach, Representative for Novel Energy, reviews the conditions and gives updates on status of each. She spoke with maintenance team regarding gate lighting, and they will remove that from plan and if lighting is needed for safety reasons, maintenance will bring their own.

Motion made by Riley to open Public Comment and seconded by Mathieu

Seeing none propose a Motion to close Public Comment, Mathieu and seconded by Riley

Discussion amongst board members

Motion made by Riley Bergeron to approve the development of Parcel I.D 053-004 during the lease period for a 499kW solar array covering approximately 19 acres with the following **conditions**:

1. Before construction, the City must receive a Determination of No Hazard from the FAA.
2. Before commencing construction, the City must receive the following documents: Certificate of Completion (COC) upon energization, signed Interconnection Agreement (IA) from CMP, and a Customer Net Energy Billing Agreement (CNEBA).
3. Before commencing construction, the City must receive the Solar Decommissioning Permit reviewed by MDEP.
4. An updated plan providing means of shutting down the solar energy generating system will be provided before construction and will be marked on-site as built.
5. The Applicant will provide a more detailed vegetation maintenance and management plan for staff review prior to construction.
6. If there is lighting at the front gate it will have a motion sensor and not be on unless there is activity at the site.

Seconded by Mathieu Duvall

Note: Motion from Mathieu Duvall, second from Riley Bergeron to amend the number from 599kW as written on the staff report to 499kW to reflect the actual number.

5. PUBLIC COMMENT: No Public Comment

6. PLANNING BOARD ITEMS FOR DISCUSSION:

- a. Evan brings up Joshua's concern about parking & idle vehicles.
 - i. Joshua does recommends having discussion or changing the ordinance for idle vehicles. Possible workshop to discuss the current ordinance.

7. MISCELLANEOUS:

- a. Upcoming items likely for June:
 - i. FB Environmental Model on Watershed Findings – Staff projects this report will be ready for June 28th meeting
 - ii. Washington Street Housing Project – (Market Rate apartments)
 - iii. Five Guys Burger Drive-Thru
 - iv. Lewiston Junction Road Recycling Facility

8. ADJOURNMENT:

- a. Next Planning Board Meeting is on June 28th



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PLANNING BOARD AGENDA

Special Session: June 21, 2022 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor pre-K-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

- 1. ROLL CALL:**
- 2. MINUTES:** May 3rd and May 10th Meeting Minutes – All meetings are also available on YouTube.
- 3. PUBLIC HEARING: Text Amendment:** Suggested by council with creation of a new Formed Based Code Zone T-4.2B.
- 4. PUBLIC HEARING: Zoning Amendment Court Street/City Core of T-4.2 Area to a potential new district T-4.2B per Council Directive;** 1,687.41 acres from Traditional Neighborhood Development District Areas to Traditional Neighborhood Development District T-4.2B.
- 5. PUBLIC HEARING: PART II; T-4.2B Zoning Map Amendment** Consider changing four areas of the City from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan. **Area A:** includes 936 acres of Urban Residential, Multi-Family Suburban and Rural Residential within the New Auburn Urban Residential areas and to Broad Street;

6. **PUBLIC HEARING: PART II; T-4.2B Zoning Map Amendment** Consider changing four areas of the City from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan. **Area B:** includes 19 acres of Urban Residential within the Vickery Road area;

7. **PUBLIC HEARING: PART II; T-4.2B Zoning Map Amendment** Consider changing four areas of the City from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan. **Area C:** includes 148 acres of Suburban Residential and Urban Residential within the Poland, Manley, Hotel Road Residential area.

8. **PUBLIC HEARING: PART II; T-4.2B Zoning Map Amendment** Consider changing four areas of the City from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan. **Area D:** includes 288 acres of Urban Residential and Multi-Family Suburban within the Bates, Bradman, Stetson Road Residential area.

9. **PUBLIC COMMENT:**

10. **PLANNING BOARD ITEMS FOR DISCUSSION:**

- a. Advisory Opinion of the Auburn Ethics Panel

11. **MISCELLANEOUS:**

- a. Upcoming items for June 28th
 - i. Brickyard Circle
 - ii. Washington Street Recycling Facility
 - iii. Watershed Recommendation to Council

12. **ADJOURNMENT:**

Next Planning Board Meeting is on June 28th, 2022



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PLANNING BOARD AGENDA

June 28, 2022 – 6:00PM

City Council Chambers, 60 Court Street

June 28th 2022- The Public Hearing to re-zone Areas A-D has not been rescheduled. A Public Notice to all abutters of these areas will be sent prior to any future public hearing meeting pursuant to City Ordinance (Chapter 60 Article XVII Division 3).

1. ROLL CALL:

2. **MINUTES:** All meetings are available on YouTube. **June 21st minutes may be available at this time.*

3. PLANNING BOARD ITEMS FOR DISCUSSION:

- a. Advisory Opinion of the Auburn Ethics Panel was adopted May 17, 2022. Legal Counsel could be requested by the board of any questions exist from The Planning Board. (See Attached #1)
- b. Update to Comprehensive Plan: Timeline is set in Chapter 208 requirements for State Approval for the State Comprehensive Plan. (See attached #2)

Important dates for the state's review of the Comp Plan:

- 6/14/2022: Due date for public and state agency comments
- 6/29/2022: Deadline for state completeness review
- 7/14/2022: If applicable, deadline for state consistency review

The state review almost guarantee that **they will not make the highlighted deadlines**. The number of plans that have come their way in 2022 is triple what is normally seen.

4. **PUBLIC HEARING: Brickyard Commons:** JIG Investments is proposing a project to build a 96-unit apartment complex on about 10.9 acres identified as Parcel I.D. 199-052. The development is proposed within the T-5.1 District, located off Brickyard Circle. The proposal is pursuant to Chapter 60 Division 14 Form-Based Code.

5. **PUBLIC HEARING:** Auburn Recycling Facility: 607 Lewiston Junction Rd, LLC, is proposing a new solid waste processing facility in the Industrial District at 607 Lewiston Junction Rd and Parcel I.D. 142-004. The proposal is to occupy 7 +/- acre area within an 8.6 acre clearing in the easterly portion of the property which is 40 +/- acres total. 607 Lewiston Junction Rd. Is in the Industrial (ID) Zone and is pursuant to Sec, 60 Division 15-Industrial District 60-578(b)(11) Junkyard.
6. **WORKSHOP:** Planning Board confirm written report to council on new zone T-4.2 B
7. **PUBLIC COMMENT:**
8. **MISCELLANEOUS:**
 - a. Upcoming items for July
 - 1.) Convenient MD review
 - 2.) Extension for Kittyhawk 3 lot subdivision
 - 3.) RR to LCDR (1 acre to 3 acre lot analysis)
 - 4.) 5 Guys pick-up window review
9. **ADJOURNMENT:**

Next Planning Board Meeting is on July 12, 2022



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PLANNING BOARD AGENDA

July 12, 2022 – 6:00PM

City Council Chambers, 60 Court Street

1. ROLL CALL:

2. **MINUTES:** All meetings are available on YouTube. June 21st and June 28th.

3. **PUBLIC HEARING:** Auburn Center Street, LLC is proposing a 5,000 square foot Convenient MD medical office building located at 600 Center Street identified as Parcel I.D. 291-001, including the creation of an outparcel. This property, currently owned by Shaw's Realty Co., is in the General Business (GB) zone. The proposal is pursuant to Chapter 60, Article IV, Division 12 and Chapter 60, Article XVI Divisions 2, 3, and 4.

4. **PUBLIC HEARING:** Hyde Park Maine I, LLC, (Five Guys) is proposing a pickup window at their existing building located at 223 Center Street (Parcel I.D. 261-019) and is in the General Business District (GB). The project was originally approved on February 2, 2022. This request is pursuant to Chapter 60, Article IV Division 12, Sec. 60-499, (b), (8) and Division 2 and 3 of Article XVI.

5. **PUBLIC HEARING:** Kittyhawk Property Development, LLC requests an extension for the Commercial Subdivision (Auburn Commerce Center) consisting of three lots totaling approximately 30 acres and a 680-foot street from Harriman Drive into the Parcel Located on Kittyhawk Avenue (Parcel I.D. 108-001) in the General Business (GB) zoning district. The project was originally approved on April 13, 2021. This request is pursuant to Chapter 60 Article XVI Division 2 Sec. 60-1308.

6. **WORKSHOP:** Update on lot analysis regarding changing the Rural Residential (RR) Zone to the Low-Density Country Residential (LDCR) Zone within the Lake Auburn Watershed.

7. PUBLIC COMMENT:

8. MISCELLANEOUS:

a. Upcoming items for August

- 1.) Public Hearing – Change RR to LCDR in the Lake Auburn Watershed
- 2.) Public Hearing- Change Court Street area from T-4.2 to T-4.2B

9. ADJOURNMENT:

Next Planning Board Meeting is on August 9, 2022



City of Auburn, Maine

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PLANNING BOARD AGENDA

August 9, 2022 – 5:30PM

City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **WORKSHOP:** Review FB Environmental report RE: updating (60-952 (f) (1-5) for subsurface wastewater systems in Division 4 – Lake Auburn Watershed.
3. **WORKSHOP: Schedule Update for T-4.2B Public Process.**
4. **WORKSHOP: PART II T-4.2B Zoning Map Amendment** Consider changing area A, South Main Street to Broad Street area from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan. **Area A:** includes 936 acres of Urban Residential, Multi-Family Suburban and Rural Residential within the New Auburn Urban Residential areas and to Broad Street.
5. **MINUTES:** Approve July 12, 2022, meeting minutes. All meetings are available on YouTube.
6. **PUBLIC HEARING:** Camp K9, LLC is requesting a Special Exception in the General Business (GB) Zone to expand their current business model, into other areas of pet-related services to complement their existing dog grooming and retail business. Camp K9 is located at 314 Center Street, Parcel I.D. 271-021. This proposal is pursuant to Chapter 60 Article IV Division 12 – General Business District, and Chapter 60 Article XVI Division 3 – Special Exception.
7. **PUBLIC HEARING:** Business Real Estate, LLC (BRE) is proposing a warehouse building on their property at 1145 Center Street, Parcel I.D. 325- 048. This proposal is pursuant to Chapter 60 Article IV Division 12 – General Business District, Chapter 60 Article IV Division 5 – Suburban Residence District, and Chapter 60 Article XVI Division 2 – Site Plan Review.
8. **PUBLIC COMMENT:**
9. **MISCELLANEOUS:**
 - a. Upcoming items for September:

1. Public Hearing – Consider updating septic ordinance in conjunction with changing RR to LCDR in the Lake Auburn watershed.
 2. Public Hearing – Consider T-4.2B zone change.
 3. Public Hearing – Consider applying T-4.2B zoning to Court Street area.
 4. Public Hearing – Suburban Little League
 5. Petition to rezone 58 acres of GB to T-4.2 within existing gravel pit which includes a portion of PID 289-001 and 289-002.
- b. Consider to transitioning to digital planning board packets.

10. ADJOURNMENT:

- a. Next Planning Board Meeting is on September 13, 2022



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine

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PLANNING BOARD AGENDA

September 13, 2022 – 6:00PM

City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **MINUTES:** Approve August 9, 2022, meeting minutes. All meetings are available on YouTube.
3. **PUBLIC HEARING: Zoning Text and Map Amendments to Create the Traditional Neighborhood Form Based Code T-4.2B zoning district and to include 1,687.41 acres of property located in the Court Street/City Residential Core area of the City within the new zoning district.** The property to be rezoned is currently located in the Urban Residence zoning district and is further identified on a sketch map available in the Planning & Permitting Department. The text of the new Traditional Neighborhood District Form Based Code T-4.2B zoning district is also available in the Planning & Permitting Department. The purpose of the rezoning is to provide equitable access to housing in walkable neighborhoods by allowing residential uses at a density driven by the form, lot size and configuration of the lot with less minimum road frontage required and shared driveways encouraged. These changes are recommended in the 2021 Comprehensive Plan Update.
4. **PUBLIC COMMENT:**
5. **MISCELLANEOUS:**
 - a. Upcoming items for October (tentative)
 - a. Public Hearing – Change RR to LCDD in the Lake Auburn Watershed
 - b. Public Hearing – Consider Changing Area A to T-4.2B
 - c. Petition Initiated Zoning Map Amendment – Gracelawn Gravel Pits
 - d. Public Hearing – Suburban Little League Ball Fields
 - e. Public Hearing – Great Falls Plaza, 186 Main Street
6. **ADJOURNMENT:** Next Planning Board Meeting is on October 11, 2022



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PLANNING BOARD AGENDA

October 11, 2022 – 6:00PM

City Council Chambers, 60 Court Street

- 1. ROLL CALL:**
- 2. MINUTES:** Approve September 13, 2022, meeting minutes. All meetings are available on YouTube.
- 3. PUBLIC HEARING/ REVIEW OF TEXT AMENDMENT:** Review Zoning Text Amendment to Chapter 60, Article XII. Environmental Regulations, Division 4. Lake Auburn Watershed, Section 60-952 (c) Agricultural buffer strip and (f) (1-5) Private sewage disposal systems pursuant to Chapter 60 Article XVII-Amendments. Sec. 60-1447.
- 4. PUBLIC HEARING/ MAP AMENDMENT:** Zoning Map Amendment including all or portions of 299 parcels within the Lake Auburn Watershed proposed to be changed from Rural Residential to Low-Density Country Residential pursuant to Chapter 60, Article XVII-Amendments.
- 5. PUBLIC HEARING/ SITE PLAN REVIEW:** Site Plan and Special Exception for the proposed Twin City Thunder Hockey Academy, located at 1400 Hotel Road, Parcel I.D. 217-071, to repurpose a portion of the existing site and building as a hockey training area with a dormitory. The proposal is pursuant to Chapter 60, Article IV, Division 12-General Business District, and Chapter 60 Article XVI Administration and Enforcement, Division 3-Special Exception.
- 6. WORKSHOP :** City Council directs the Planning Board after consultation from the Sustainability and Natural Resource Management Board to provide an opinion and deliver recommendations to the City Council no later than March 20, 2023, on whether or not to eliminate the income standard and the current strip zoning limitations in all areas outside of the Lake Auburn Watershed overlay.
- 7. PUBLIC COMMENT:**
- 8. MISCELLANEOUS:**
 - a. Upcoming items for November:
 1. **PUBLIC HEARING/ MAP AMENDMENT:** Zoning Map amendment applied to **Area A** encompassing 936 +/- acres of Urban Residential, Multi-Family Suburban and Rural Residential within the New Auburn

residential areas and along Broad Street to the Traditional Neighborhood Development District T-4.2B pursuant to Chapter 60, Article XVII-Amendments.

2. PUBLIC HEARING/ MAP AMENDMENT: Zoning Map Amendment applied to **Area B** Vickery Road encompassing 19 +/- acres of property within the Urban Residential District to the Traditional Neighborhood Development District T-4.2B pursuant to Chapter 60, Article XVII-Amendments.
3. PUBLIC HEARING: Auburn Suburban Baseball and Softball is proposing a new ballfield facility located at the corner of Hotel Rd. And Stevens Mill Rd Parcel I.D. 217-002 little league size fields, one Babe Ruth size field, a practice field, and two batting cages. The proposal is pursuant to Chapter 60, Article IV, Division 5- Suburban Residence District, Chapter 60, Article IV, Division 4- Low Density Rural Residence District, and Chapter 60, Article XVI Division 2 and 3- Site Plan Review and Special Exception.

9. ADJOURNMENT



City of Auburn, Maine

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PLANNING BOARD AGENDA

November 15, 2022 – 6:00PM

City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **MINUTES:** Approve October 11, 2022, meeting minutes. All meetings are available on YouTube.
3. **PUBLIC HEARING/ MAP AMENDMENT:** Petition to amend the areas outside the Lake Auburn watershed: 33.49 +/- acres of 38.22 total acres on 150 Andrew Drive (Parcel I.D. 347-003) from Agricultural and Resource Protection (AG), occupying 29.92 +/- acres, and Low-Density Country Residential (LDCR), occupying 3.57 +/- acres, zoning districts to Suburban Residential (SR). The remaining 4.73 +/- acres in the Lake Auburn Watershed District would remain protected through an AG zone designation. The proposal is pursuant to Chapter 60 Article XVII Division 2—Amendment to the Zoning Ordinance or Zoning Map.
4. **WORKSHOP/ RESOLVE 06-09062022:** City Council directs the Planning Board after consultation from the Sustainability and Natural Resource Management Board to provide an opinion and deliver recommendations to the City Council no later than March 20, 2023, on whether to eliminate the income standard and the current strip zoning limitations in all areas outside of the Lake Auburn Watershed overlay.
5. **WORKSHOP/ CITY COUNCIL ORDINANCE 07-02072022:** Discuss the moratorium on development proposals involving definitions around Public Safety Facilities, Detention Facilities, Correctional Facilities and/ or Government Offices at a site on which one does not currently exist. The workshop is pursuant to Chapter 60 Article XVII Division 2 – Amendment to the Zoning Ordinance.
6. **PUBLIC COMMENT:**
7. **MISCELLANEOUS:**
 - a. Upcoming items for December:
 - i. Bluewave Solar Project 224 East Waterman Rd.
 - ii. *Tentative* PUBLIC HEARING: Auburn Suburban Baseball and Softball is proposing a new ballfield facility located at the corner of Hotel Rd. and Stevens Mill Rd Parcel I.D. 217-002 little league size fields, one Babe Ruth size field, a practice field, and two

batting cages. The proposal is pursuant to Chapter 60, Article IV, Division 5- Suburban Residence District, Chapter 60, Article IV, Division 4- Low Density Rural Residence District, and Chapter 60, Article XVI Division 2 and 3- Site Plan Review and Special Exception.

- iii. *Tentative* PUBLIC HEARING/ MAP AMENDMENT: Zoning Map amendment applied to **Area A** encompassing 936 +/- acres of Urban Residential, Multi-Family Suburban and Rural Residential within the New Auburn residential areas and along Broad Street to the Traditional Neighborhood Development District T-4.2B pursuant to Chapter 60, Article XVII-Amendments.
- iv. *Tentative* PUBLIC HEARING/ MAP AMENDMENT: Zoning Map Amendment applied to **Area B** Vickery Road encompassing 19 +/- acres of property within the Urban Residential District to the Traditional Neighborhood Development District T-4.2B pursuant to Chapter 60, Article XVII-Amendments.

8. ADJOURNMENT



City of Auburn, Maine

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PLANNING BOARD AGENDA

December 13, 2022 – 6:00PM

City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **MINUTES:** Approve November 15, 2022, meeting minutes. All meetings are available on YouTube.
3. **PUBLIC HEARING/ SITE PLAN AND SPECIAL EXCEPTION: 1.83 MWdc Solar Array and 1,020kW Samsung SDI Battery:** BWC Gulf Island Pond, LLC is proposing to a 1.83 MWdc solar array (Project) at 224 East Waterman Rd. (Parcel I.D. 393-010). BlueWave is also proposing a DC-Coupled Battery Energy Storage System (BESS) consisting of one 1,020kW Samsung SDI Battery. The system is anticipated to be a two-hour duration BESS resulting in a total expected energy capacity of approximately 2,040kWhs. The proposal is pursuant to Chapter 60 Article IV Division 2- Agriculture and Resource Protection District, Article XVIII-Solar Energy Generating Systems, and Article XVI Division 2 and 3- Site Plan Review and Special Exception.
4. **WORKSHOP/ SNRB PRESENTATION/ Resolve 06-09062022/ Order 151-11072022:** City Council directs the Planning Board after consultation with the Sustainability and Natural Resource Management Board to conduct a public hearing pursuant to Chapter 60 Article XVII, Division 3 of the Zoning Ordinance and report in writing the results of the hearing and recommendations of the Planning Board pursuant to Chapter 60 Article XVII Division 4 of the Zoning Ordinance to the City Council no later than March 20, 2023, on whether to eliminate the income standard and the current strip zoning limitations in all areas outside of the Lake Auburn Watershed overlay as an ordinance text amendment as shown on the attached proposed text changes. The Sustainability and Natural Resources Board will present their recommendation. This item is pursuant to Chapter 2 Sec. 2-471 Workshop or informational meetings.
5. **WORKSHOP/ City Council Ordinance 07-02222022:** Discuss the moratorium on development proposals involving definitions around Public Safety Facilities, Detention Facilities, Correctional Facilities and/ or Government Offices at a site on which one does not currently exist. This item is pursuant to Chapter 2 Sec. 2-471 Workshop or informational meetings.

- 6. PUBLIC COMMENT:**
- 7. MISCELLANEOUS:**
 - a. Upcoming Agenda Items
- 8. ADJOURNMENT**