



City of Auburn, Maine

Mayor Jason J. Levesque

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September 1, 2022

Memorandum: Mayors Ad Hoc Committee to develop permit ready housing plans

To: Auburn City Council, Auburn Planning Board, City Manager Crowell

CC: City Staff

As Auburn continues to experience high demand for multiple housing types coupled with our continual comprehensive plan implementation, we are faced with multiple questions on what type of home, how many units are allowable and who could design such a building are becoming common.

We are also faced with residents justified concerns that new construction will not fit into the current neighborhood aesthetic. In order to alleviate neighborhood concerns and provide a guide to builders, I am forming an Ad Hoc committee charged with the following: develop shovel ready building plans that will be offered as permit ready, and free of charge. Several plans should be developed for each of the following categories:

1. Townhome style homes, stand alone or up to a four pack
2. Detached ADU's
3. Single family homes on historically non-conforming lots (minimum road frontage)
4. Duplexes, triplexes, and fourplexes

The make up of this committee will be as follows:

1. Two residents from each of our five wards
2. Two planning board members chosen by either the Chair or by vote of the body
3. City staff as deemed appropriate by the City Manager
4. A paid architectural firm to be chosen through the city policy

I have asked the City manager to present an RFP and budget for the architectural firm at our next meeting for council approval.

Timeframe will be determined by the Ad Hoc committee, but the goal is to submit the plans to the planning board for approval or modification by February 2023.

While choosing a plan from this list shall not be a mandatory condition of construction, by offering these shovel ready plans free of charge to builders, the intent is to expedite and make new construction more cost effective while guiding style to what is acceptable within the neighborhoods that they will be built within.