



## City of Auburn, Maine

Economic Development

Jay Brenchick, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601 X1218

Date: April 25, 2023

Re: Proposed Amendment to DIV 12, General Business, Sec 60-500 (2) DIV 13, General Business II, Sec. 60-526 (2) DIV 15 Industrial, Sec. 60-579 (2) to allow for increase of total lot area of 60 percent of commercial or office building density.

For consideration by the City of Auburn, Maine Planning Board:

The Economic Development Department works to retain existing businesses and attract new businesses. As the Director of Economic Development, I have found building density requirements are restricting economic development for the City of Auburn. In addition, changing our density requirement is in line with the City's updated Comprehensive Plan.

The City receives requests from local, national, and international businesses looking to expand or find a new location. These businesses are in the restaurant/retail, manufacturing, biotechnology/life sciences, forest products, marine/aquaculture, food/agriculture, clean energy, and professional services industries. Increasingly, these industries identify local building density requirements as a hinderance for their ability to do business.

Auburn-based businesses looking to expand, such as Prehung Doors, Inc., have pointed to other communities in Maine that do not have density requirements as a major factor when considering staying in Auburn or moving to another community.

When it comes to attracting new businesses, Auburn is in direct competition with Biddeford, Sanford, South Portland, and Waterville. All these localities do not have density requirements which gives them a major competitive advantage over Auburn.

This request is in line with new industry standards, our comprehensive plan, helps keep Auburn competitive, and fosters a business-friendly environment while helping increase our tax base.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Jay A. Brenchick", is written over a light blue horizontal line.

Jay A. Brenchick