



**City of Auburn, Maine**  
**Planning & Permitting Department**

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**PLANNING BOARD AGENDA**  
**January 14<sup>th</sup>, 2025 – 6:00 p.m.**  
**City Council Chambers, 60 Court Street**

- 1. ROLL CALL:**
- 2. MINUTES:** Review the December 10<sup>th</sup> 2024 meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>
- 3. PUBLIC HEARING/ SITE PLAN REVIEW:** Penley Corner Residences: The Planning Board will host a Public Hearing and act on a site plan application submitted by TERRADYN CONSULTANTS LLC on behalf of the owners Vallieres Real Estate Investment, LLC proposing construction of two residential duplex buildings, the subject property is located at 1165 Riverside Drive, Tax Map Lot 163-001-001, and within the Rural Residential District and Agriculture and Resource Protection District
- 4. PUBLIC HEARING/ SITE PLAN REVIEW:** Cooper Paving Sign: The Planning Board will host a Public Hearing and act on a site plan application submitted by Stoneybrook Land Use Inc. On behalf of Cooper Paving LLC to install a new sign at their site, the subject property is located at 2767 Turner Road, Tax Map Lot 367-032, and within the Low Density Country Residential (LDCR) District, the Agriculture and Resource Protection (AG) District, and the Lake Auburn Watershed.
- 5. PUBLIC HEARING/ SITE PLAN REVIEW:** Stetson Road Multifamily: The Planning Board will host a Public Hearing and act on a site plan application and SLODA delegated review (Over three acres) submitted by DiPrete Engineering on behalf of the owners A.R. Building Company, to build 56 Residential buildings: 22 duplexes and 34 quadplexes, the subject property is located on Stetson Rd, Tax Map 291-011, and within the GB - General Business District.
- 6. PUBLIC HEARING/ SITE PLAN REVIEW:** Danville Corner Housing Development: The Planning Board will host a Public Hearing and act on a site plan application and Stormwater delegated review (less than three but over one acre) submitted by Terradyn Consultants LLC on behalf of Timothy Millet to build 44 single family homes, the subject property is owned by Spurwink Services Incorporated, and located on Danville Corner Rd, Tax Map 122-004 and within the GB - General Business District.
- 7. CHAIR AND VICE CHAIR ELECTION**
- 8. PUBLIC COMMENT:**

## **9. MISCELLANEOUS:**

- a. Upcoming Agenda Items
  - i. BWC Gulf Island Pond, LLC – Auburn Solar Project East Waterman Rd
  - ii. Stetson Road Multifamily – tabled this meeting
  - iii. Danville Corner Housing Development –tabled this meeting
  - iv. Engine II
- b. Joint Meeting – January 21, 2025 - AG zone with advice from our Legal Counsel on Bonafide Farms

## **10. ADJOURNMENT**

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.