



PLANNING BOARD MINUTES - DRAFT

April 8, 2025 – 6:00 p.m.

City Council Chambers, 60 Court Street

- 1. ROLL CALL:** Ed Bearor (*Elevated to Full Member*), Bob Hayes, Riley Bergeron, Paul Jacques (*Acting Chair*), Bilal Hussein (*Associate Member*), Darren Finnegan, Tim Deroche, Maureen Hopkins.
Absent: Stacey LeBlanc – *Chair* and Adolphe Ngengele – *Student Representative*
- 2. MINUTES:** Review the March 11, 2025, meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>

Bob Hayes makes note of a typo on page 4.

Motion to Approve with correction: Bob Hayes **Second:** Maureen Hopkins **Vote:** 6-0-1
(Ed Bearor Abstains) **Motion Carries**

- 3. SITE PLAN REVIEW:** Danville Corner Housing Development: The Planning Board will open this project, which was previously postponed at the March 11, 2025, meeting, postpone to the May 13, 2025, Planning Board meeting. The application, submitted by Terradyn Consultants LLC on behalf of Timothy Millet, proposes 21 two-unit homes, resulting in a total of 42 residential units. The project is located on property owned by Spurwink Services Incorporated, on Danville Corner Road, Tax Map 122-004, within the General Business (GB) District.

Staff Report by Natalie Thomsen. Staff is asking to postpone this topic to the May 13th meeting.

Motion to re-open public hearing: Ed Bearor **Second:** Bob Hayes **Vote:** 7-0 **Motion Carries**

Motion to postpone this item to a date certain; May 13th: Tim DeRoche **Second:** Maureen Hopkins

Board Discussion: Bob Hayes asks about the different review standards that the Planning Board will need to review with the change in definition of the development from single family homes to a Planned Unit Development. Natalie Thomsen mentions that the developer will need to establish a Homeowners Association or a land lease agreement.

Vote: 7-0 **Motion Carries**

0:05:25

4. PUBLIC HEARING/ SITE PLAN REVIEW: Brickyard Commons: The Planning Board will host a Public Hearing for the application submitted by, JIG Investments, LLC, for a Site Plan Review application. The applicant is proposing a 96-unit apartment complex with associated site improvements and infrastructure. This project was previously approved in 2022 but has since expired, and no changes are proposed from the prior approval. The subject property is located on Brickyard Circle, Tax Map Lot 199-052-000, and is within the T-5.1 - Downtown Traditional Center Zoning District.

Staff Report by Natlie Thomsen. DEP and Army Corps of Engineers issued permits for this development and those permits are still valid. The City approval has expired, but the development plan has not changed at all from the time of approval in 2022.

Mike Gotto, representing the applicant, got up to speak about the project and answer questions.

Tim DeRoche asks about proximity to the adjacent rail line property and potential hazards to a residential property going in this location. The Fire Department reviewed the plans and locations and did not indicate any concerns that would require action or prevent the development from being built on the proposed parcel.

Motion to Open Public Comment: Tim DeRoche
Motion Carries

Second: Bob Hayes **Vote:** 7-0

0:34:51

Carol Lane – Arbania Street – Speaks in opposition to the development.

Renee Cote – Dawes Avenue – Speaks in opposition to the development.

Leo Ouellette – 102 Bennet Avenue – Voiced concerns over drainage issues that currently exist as well as concerns over contaminating the ground water as a result of this development.

Steve Cox – Service Master, 29 Brickyard Circle – expressed concerns with having pedestrians along the road on Brickyard Circle since there are businesses on the road and it could be a dangerous area for pedestrians – even with a sidewalk.

Rhyanna LaRose – 164 Bennett Avenue – Speaks in opposition to the development and asks the board to table the application to have more time to consider the concerns presented.

Steven Beale – 575 Johnson Rd – References concerns with the Environmental Report and urges Planning Board members to read through the report carefully before making a decision.

Motion to Close Public Comment: Darren Finnegan
Motion Carries

Second:

Bob Hayes

Vote: 7-0

Motion

1:03:05

Board and Applicant address a few of the concerns raised during public comments including the lighting plan, environmental concerns, setbacks and future connectivity plans. Board members bring up the idea of conducting a site walk prior to the next meeting in order to see the property to gain a better understanding of the brook, the proximity to the Safe Handling facility and to understand the roadway better. Several Board members also expressed a desire for more time to consider the application and become familiar with the conditions in the reports.

Riley Bergeron makes a motion to postpone this agenda item to a date certain, May 13th, following a Site Walk by the Planning board that is open to the public at 4:00pm at the Brickyard Circle site.

Second: Maureen Hopkins **Vote:** 7-0 **Motion Carries**

1:41:59

5. PUBLIC HEARING/ SITE PLAN REVIEW: 65 Washington St North: The Planning Board will host a Public Hearing for the application submitted by, Terradyn Consultants, LLC, for a Site Plan Review application. The applicant is proposing a renovation of the existing building and infrastructure for a multi-use site of storage, office, and cannabis retail location. The subject property is located at 65 Washington St North, Tax Map Lot 220-085 and is within the T-5.1 - Downtown Traditional Center Zoning District.

Staff Report by Natalie Thomsen. Although the development plan meets the zoning standards, it is missing a requirement for the licensing standard as it's located within 750 feet of a school.

Craig Sweet with Teradyne consultant speaks on behalf of the applicant. Craig requests that the Planning Board approve the project with the condition that it meets the licensing standards since the project meets the zoning standards. Business owner also speaks and asks for approval from the Board.

Motion to Open Public Comment: Tim DeRoche
Motion Carries

Second: Riley Bergeron **Vote:** 7-0

No Public Comment

Motion to Close Public Comment: Tim DeRoche
Motion Carries

Second: Bob Hayes **Vote:** 7-0

The Planning Board discusses the item.

Tim Deroche provides the following acknowledgement: "The Planning Board acknowledges the applicant's request for a waiver from the 750-foot separation requirement between marijuana establishments and preexisting schools. However, this requirement is established under Sec. 14-659(3) of the City Ordinance, which states that marijuana businesses must be located at least 750 feet from the property line of any preexisting public or private school serving grades K–12. This section does not provide the Planning Board with any authority to waive or

modify this standard. Therefore, the Board cannot take action on the waiver request, as it lies outside the scope of our jurisdiction.”

Riley Bergeron makes a motion that the proposal meets the requirements of Sections 60-1277 and 60- 1336 and approve the Site Plan by Terradyn Consultants LLC on behalf of Frank Berenyi for the reuse of the existing commercial building located at 65 Washington Street North, also identified as City Assessor’s Parcel I.D. 220-085. The applicant intends to utilize the property for a multi-use site that includes storage, office space, and a cannabis retail location. The site is currently developed and no changes to the existing building footprint are proposed. The proposed project has met the standards pursuant to Chapter 60, Article XVI, Division 2- Site Plan Review and Division 3 – Special Exception with the following conditions:

- A. *No development activity until any bonding or inspection fees are determined by the Auburn Engineering Department.*
- B. *Blasting permit in advance of blasting from the City of Auburn, Planning, Permitting and Code Department.*
- C. *The applicant shall receive all proper permitting from the City and State prior to any retail cannabis operations beginning.*

Second: Bob Hayes **Vote:** 7-0 **Motion Carries**

2:10:40

- 6. WORKSHOP:** The Planning Board will host a workshop to discuss the formation of a subcommittee focused on reviewing and developing Planning Board policies and procedures.

Ed Bearor volunteers to participate in the subcommittee. The subcommittee will consist of Stacey LeBlanc, Maureen Hopkins and Ed Bearor

- 7. PUBLIC COMMENT:** No Public Present

8. MISCELLANEOUS:

- a. Upcoming Agenda Items – Danville Corner Project and Brickyard Commons Project
- b. Comments on Capital Improvement Plan – Maureen Hopkins asked if any of the changes with Federal Funding has had an impact on the Capital Improvement Plan.

9. ADJOURNMENT

Motion to adjourn: Bob Hayes **Second:** Riley Bergeron **Vote:** 7-0 **Meeting Adjourned**

2:16:06

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.

DRAFT