

## City Council Workshop & Meeting Agenda

April 6, 2026

Auburn Hall, Council Chambers

### 1. 5:30 PM Workshop

- Auburn School Department FY27 Budget Presentation – Dr. Sue Dorris, Superintendent
- Opioid Settlement Funds
- FY27 Budget - Council Discussion

File: [Opioid Settlement Funds](#)

### 2. 7:00 PM Meeting

**Pledge of Allegiance & Roll Call** - *Roll call votes will begin with Councilor Platz*

### 3. I. Consent Items

*All items with an asterisk (\*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or a citizen so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Passage of items on the Consent Agenda requires majority vote.*

1. **ORDER 29-04062026** – Appointing Election Clerks for a 2 year term from May 1, 2026 to April 30, 2028.

File: [ORDER 29](#)

### 4. II. Minutes - March 16, 2026 Regular Council Meeting

File: [March 16, 2026 - Draft Minutes](#)

### 5. III. Communications, Presentations, and Recognitions

### 6. IV. Open Session

*Members of the public are invited to speak to the Council about any issue directly related to City business or any item that does not appear on the agenda.*

## **7. V. Unfinished Business**

1. **ORDINANCE 05-03162026** - Amending Chapter 60, "Zoning", of the City's Code of Ordinances regarding protections for important farmland and natural resources. Second reading/public hearing. ROLL CALL VOTE.

File: [ORDINANCE 05](#)

## **8. VI. New Business**

1. **ORDER 30-04062026** – Approving On-Premise Beer & Wine license for CRL Seafood, D/B/A Always Fresh Larochelles Seafood, 22 Mill St. *Public hearing.*
2. **ORDER 31-04062026** – Approving On-Premise Beer license for Luchador Corp D/B/A Luchador Tacos, 945 Center St. *Public hearing.*
3. **ORDER 32-04062026** – Adopting 5 Year CIP Plan (FY27-FY31). *Passage requires majority vote.*
4. **ORDER 33-04062026** – Annual Reports to Maine State Housing Authority regarding Affordable Housing Districts and associated TIFs. *Passage requires majority vote.*
5. **ORDER 34-04062026** – Amending agreement with the Auburn Lewiston Municipal Airport to refinance the outstanding principal on the Hangar #5 loan for 20 years at 2.58% interest. *Passage requires majority vote.*
6. **ORDINANCE 06-04062026** – Amending Chapter 60, "Zoning", of the City's Code of Ordinances regarding LD-427 "An Act to Regulate Municipal Parking Space Minimums". *First reading. ROLL CALL VOTE.*

File: [ORDER 30](#)

File: [ORDER 31](#)

File: [ORDER 32](#)

File: [ORDER 33](#)

File: [ORDER 34](#)

File: [ORDINANCE 06](#)

## **9. VII. Reports**

- a. Mayor's Report
- b. City Councilors' Reports
- c. Student Representative Report
- d. City Manager Report

## **10. VIII. Open Session**

*Members of the public are invited to speak to the Council about any issue directly related to City business or any item that does not appear on the agenda.*

## **11. IX. Executive Session**

1. Executive Session pursuant to 1 M.R.S.A. Section 405(6) (D) for labor contract negotiations concerning Police Department Patrol Unit.

2. Executive Session pursuant to 1 M.R.S.A. Section 405(6) (D) for labor contract negotiations concerning Public Works Department.

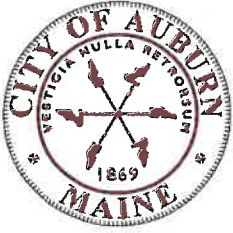
File: [Executive Session - PD Patrol](#)

File: [Executive Session - Public Works](#)

## 12. **X. Adjournment**

The City of Auburn welcomes everyone. Language assistance, accessibility supports, and other accommodations are available for public meetings upon request.

If possible, please contact the City Clerk's Office at least 48 hours in advance so we can assist you.



**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date:** April 6, 2026

**Author:** Glen E. Holmes, Director of Business & Community Development

**Subject:** Opioid Settlement Funds

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**Information:** Staff will provide the City Council with an overview of current and projected opioid settlement funds, outline three funding requests received, and summarize best practices for municipalities when evaluating and distributing opioid settlement resources.

The City is a designated recipient of national and state opioid settlement funds intended to support prevention, harm reduction, treatment, and recovery services related to substance use disorders.

**Current Balance:** \$659,868.39

**Projected Total by 2030:** Approximately \$1.3 million

(Disbursement schedules vary annually based on national settlement structures.)

Funds must be used for opioid-related abatement purposes consistent with state settlement agreements and national recommended strategies.

The City has received **three requests** for opioid settlement funding. Summaries of each request are included below for Council review.

**1. Request #1 – Steve Milks, Great Falls Youth Corp (\$100,000)**

Summary: Great Falls Youth Corp is partnering with the PAL Center to create a sustainable activities model to provide healthy activities for youth in the community. Programming includes recreational activities that include sports, music and arts, and outdoor activities; the program also include meals and transportation.

**2. Request #2 – City of Auburn to continue the existing PSY program for FY27 (\$120,000)**

Summary: PSY is a unique “boots on the ground” partnership that employs a third party liaisons to respond with our first responder teams in real time in the community to calls from individuals living with and struggling with substance use, homelessness, and mental illness. PSY liaisons also follow-up on referrals from APD/AFD for individuals in need encountered during PSY off duty times. Auburn’s PSY program began in February 2023, utilizing ARPA funding generously approved by the Auburn City Council to benefit individuals in need in our community.

**3. Request #3 – Spurwink (\$200,000)**

Summary: development and implementation of a mobile outreach unit designed to serve the

communities of Lewiston and Auburn. Our goal is to reach individuals living with addiction who may not be receiving essential services, whether due to transportation barriers, homelessness, stigma, or the daily instability that often accompanies substance use disorders.

**Council Considerations:**

- Does Council wish to adopt evaluation criteria before awarding funds?
- Does Council want to allocate a specific percentage annually or set aside a reserve?
- Should the City form an advisory committee for future reviews?
- How should multi-year requests be prioritized given projected funding levels?

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**City Budgetary Impacts:** None

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**Staff Recommended Action:**

1. Review the three submitted funding requests.
2. Consider adopting a standardized framework for evaluating and awarding opioid settlement funds.
3. Provide guidance on whether funds should be allocated immediately or whether a portion should be reserved for long-term strategies.

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**Previous Meetings and History:** City Council Workshop 7/15/2024

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**City Manager Comments:**

I concur with the recommendation. Signature:



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**Attachments:** Federal & State Best Practices & Recommendations



# City of Auburn, Maine

60 Court Street | Auburn, Maine 04210  
www.auburnmaine.gov | 207.333.6601

## Federal & State Best Practices & Recommendations:

Best practices are drawn from state guidance, national settlement frameworks, and recommendations from organizations such as the National League of Cities, the National Association of Counties, and the Opioid Settlement Advisory Committees in several states.

### A. Establish a Transparent Process

- Adopt clear criteria for evaluating funding requests.
- Provide public-facing documentation of decisions and expenditures.
- Ensure alignment with the state's approved opioid remediation strategies.

### B. Prioritize Evidence-Based and Evidence-Informed Uses

Municipalities are encouraged to prioritize programs that demonstrate measurable community impact, including:

- Harm reduction (e.g., naloxone distribution, syringe service support)
- Treatment access and care coordination
- Recovery housing and peer support
- Prevention programs, including youth and family services
- Post-overdose response teams (police, EMS, public health collaboration)

### C. Balance Immediate Needs with Long-Term Impact

Given the multi-year nature of settlement payments, recommended practices include:

- Avoiding one-time distributions that create ongoing program costs the City cannot sustain
- Reserving a portion of funds for long-term investments or multi-year commitments
- Funding pilot programs with clear evaluation metrics and sustainability planning

### D. Utilize a Review Committee or Multidisciplinary Panel

Many municipalities convene a working group or advisory committee to:

- Review and score requests
- Make recommendations to the City Council
- Monitor outcomes and ensure proper reporting

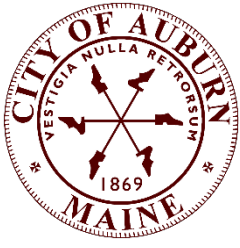
### E. Require Accountability and Reporting

- Establish written agreements outlining deliverables, timelines, and reporting requirements.
- Require quarterly or annual reporting on outcomes, expenditures, and community impact.
- Tie future funding to demonstrated results.

### F. Coordinate Regionally When Possible

Because substance use disorder impacts communities across municipal boundaries, regional collaboration is considered best practice. This may include:

- Shared programming with neighboring towns
- Partnerships with local hospitals, behavioral health providers, or county-level initiatives



**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date:** April 6, 2026

**ORDER 29-04062026**

**Author:** Emily F. Carrington, City Clerk

**Subject:** Appointing Election Clerks to serve from May 1, 2026 through April 30, 2028

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**Information:** In compliance with Title 21-A, nominations for election clerks must be submitted by April 1st of each general election year and may be submitted by the parties, the municipal clerk, or by any registered voter in the municipality or county. Both the local Republican and Democratic parties submitted nominations from their caucuses held earlier this year which have been included on the list of election clerks.

The municipal officers shall appoint election clerks by May 1st of each general election year to serve at each voting place during the time the polls are open and as counters after the polls close. In making the appointments, the municipal officers shall consider all nominations received by April 1st but may appoint any qualified voters. From the list of appointed election clerks, the city clerk shall schedule enough election clerks for each election.

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**City Budgetary Impacts:** N/A

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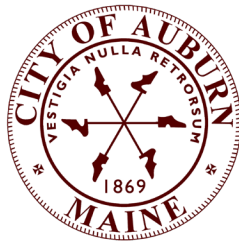
**Previous Meetings and History:** N/A

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**City Manager Comments:** *Phillip Crowell Jr.*

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**Attachments:** ORDER



# City Council Order

## IN COUNCIL

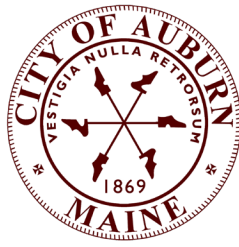
ORDERED, that the following individuals hereby be appointed as Election Clerks for the period of May 1, 2026 through April 30, 2028:

LAST NAME	FIRST NAME	PARTY
Andrews	David	D
Bailey	Dean	D
Bergeron-Smith	Bram	D
Bergeron-Smith	Julia	D
Boyer	David	D
Cavanaugh	Robert	D
Claxton	Ned	D
Cooney	Holly	D
Croteau	Gail	D
Danielson	Eleanor	D
Despradel	Gabriel	D
Dow	Mary Ellen	D
Dufresne	Carmen	D
Duphily	Norm	D
Finch	Joan	D
Frenette	Gerald	D
Girouard	Jolene	D
Hamlin	Alison	D
Hayes	Bonnie	D
Hollander	Tanja	D
Hughes	Stephanie	D

**Rachel B. Randall**, Ward One  
**Kelly L. Butler**, Ward Four  
**Belinda A. Gerry**, At Large

**Timothy M. Cowan**, Ward Two  
**Leroy G. Walker, Sr.**, Ward Five  
**Jeffrey D. Harmon**, Mayor

**Mathieu L. Duvall**, Ward Three  
**Adam R. Platz**, At Large  
**Phillip L. Crowell, Jr.**, City Manager



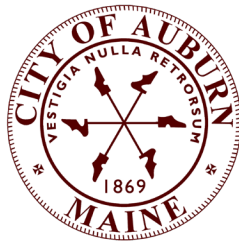
# City Council Order

Jordan	Roland	D
Laperle	Deborah	D
Lasagna	Peter	D
Mailey	Joseph	D
McGuckian	Celia	D
Miller	Priscilla	D
Murphy	Mona	D
Oskam	Ann	D
Ouellette	Alma	D
Pellecia	Joseph	D
Pellecia	Patricia A.	D
Pendeleton	Nicole	D
Ruccolo	John	D
Ruccolo	Lisa	D
Russell	Ronald	D
Simard	Cathy	D
Sprague	Wanda	D
Story	Trishea	D
Treacy	Diane	D
White	Anita	D
DiPietantonio	Julie	D
Kerr	Holly	D
Gagnon	Theresa	G
Aitken	Kelli	R
Amero	Claire	R
Bell	Beth	R
Buchanan	Crystal	R
Craig	Connor	R
Cyr	Claudette	R

**Rachel B. Randall**, Ward One  
**Kelly L. Butler**, Ward Four  
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# City Council Order

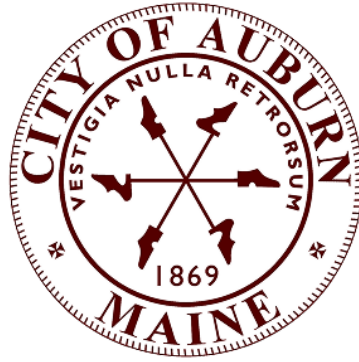
Cyr	Judy	<b>R</b>
Foster	David	<b>R</b>
Galway	Bonnie	<b>R</b>
Harmon	Stanley	<b>R</b>
Hethcoat	Scott	<b>R</b>
Hughes	Mary	<b>R</b>
Kopp	Jason	<b>R</b>
Martineau	Raymond	<b>R</b>
Mathews	Sheryl	<b>R</b>
Michaud	Ashley	<b>R</b>
Oakley	Ruth	<b>R</b>
Popovich	Christine	<b>R</b>
Prince	Linda	<b>R</b>
Robbins	Randy	<b>R</b>
Roy	Renee	<b>R</b>
Tardif	Donald	<b>R</b>
Titus	Andrew	<b>R</b>
Whitney	David	<b>R</b>
Witten	Paul	<b>R</b>
Garey	Leslie	<b>R</b>
Ouellette	Paul	<b>U</b>
Pelletier	Jeannine	<b>U</b>
Pierce	John	<b>U</b>
Simard	Gary	<b>U</b>
Sprague	Maynard	<b>U</b>
Titus	Carolyn	<b>U</b>
Marquis	Tracey	<b>U</b>

**Rachel B. Randall**, Ward One  
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**Adam R. Platz**, At Large  
**Phillip L. Crowell, Jr.**, City Manager

# Meeting Agenda



## City Council Workshop & Meeting Agenda

March 16, 2026

Auburn Hall, Council Chambers

### 5:30 PM Workshop

- **FY27 Budget Workshop**
  - Public Safety
  - FY27-FY31 Five Year CIP Review

 [CIP FY27-FY31](#)

### 7:00 PM Meeting

**Pledge of Allegiance & Roll Call** - *Roll call votes will begin with Councilor Walker*

Mayor Harmon called the meeting to order at 7:00PM and led the assembly in the Pledge of Allegiance. All Councilors were present. Student Representative Edwards was present. Student Representative Abdulahi was absent (excused).

#### **I. Consent Items**

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- 1) ORDER 26-03162026\* – Confirming appointment of Jane Costlow as the Conservation Working Group Representative to the Sustainability and Natural Resource Management Board (SNRB) for a term that expires 4/1/29.
- 2) ORDER 27-03162026\*– Appointing Eric Gould to the Auburn Water District Board of Trustees for a term that expires 3/1/2029, as recommended by the Appointment Committee.

3) ORDER 28-03162026\* – Appointing Stephen Ness to the Auburn Sewerage District Board of Trustees for a term that expires 3/1/2029, as recommended by the Appointment Committee.

Councilor Walker moved for passage, seconded by Councilor Cowan. Motion passed 7-0.

 ORDER 26


 ORDER 27 & ORDER 28

## II. Minutes - March 2, 2026 Regular Council Meeting

Councilor Walker moved to accept the minutes, seconded by Councilor Cowan. Motion passed 7-0.

 March 2, 2026 DRAFT Minutes

## III. Communications, Presentations, and Recognitions

 Application for 2026 AARP Community Challenge grant funding, in partnership with Age-Friendly Community Committee, for accessible public perennial gardens providing free food to the community

## IV. Open Session

*Members of the public are invited to speak to the Council about any issue directly related to City business or any item that does not appear on the agenda.*

Ben Lounsbury, W Auburn Rd Peter Rubens, Great Falls River Working Group

## V. Unfinished Business

## VI. New Business

1. **RESOLVE 01-03162026** – Granting Auburn Water District approval for the issuance of a bond in the amount of \$2,700,000 to complete meter changeout, installation of meters, and any related work necessary to complete these scopes. *Passage requires majority vote.*
2. **ORDINANCE 05-03022026** - Amending Chapter 60, "Zoning", of the City's Code of Ordinances regarding protections for important farmland and natural resources. First reading. ROLL CALL VOTE.
3. **PUBLIC HEARING** - Renewal of Funding for Automated License Plate Readers.

RESOLVE 01-03162026; Councilor Platz moved for passage, seconded by Councilor Cowan. There was no comment. Councilor Platz asked the Council's role in this process. City Manager Crowell clarified the Charter of the Auburn Water District requires Council approval; the Council's role is to determine the need and if this fits the scope of the Water District and the potential costs to ratepayers. Councilor Platz asked Superintendent Broadbent about the need and scope of the project. Superintendent Broadbent responded that the meters have met their service life span and the new meters will allow for more accurate and real time usage. Councilor Randall asked the average increase to the customer; Superintendent Broadbent responded this would result in less than \$30/quarter increase for ratepayers. The Auburn Water District has not raised its rates in several years. Motion passed 7-0. ORDINANCE 05-03162026 - Councilor Cowan moved for passage, seconded by Councilor Platz. The following spoke on this item: Steven Beale, Johnson Rd Councilor Randall asked if this change is going to impact other

zones or just the AG zone; Mayor Harmon responded it does not expand the AG zone and only concerns the AG zone. Motion passed 7-0 on a roll call vote. PUBLIC HEARING - Chief Moen gave an overview of the license plate reader cameras throughout the City, known as Flock Systems. City Councilors asked the Chief about the cameras capabilities and usage. Mayor Harmon opened this item for public comment. The following spoke: - Ben Lounsbury, W Auburn Rd - Rep. Quentin Chapman, Eastman Ln - Steven Beale, Johnson Rd - Fred Brodeur, Sixth St Mayor Harmon closed the public hearing.

 ORDINANCE 05

 RESOLVE 01

## **VII. Reports**

- a. Mayor's Report**
- b. City Councilors' Reports**
- c. Student Representative Report**
- d. City Manager Report**

Mayor Harmon spoke on the budget schedule and Mayor Town Hall Budget meetings; there's a public forum on 3/17 regarding mobile home parks at 5:30pm at the Senior Center; the schedule for upcoming Comp Plan meetings was shared. Safe Voices adult book fair is upcoming. Next Monday 3/23 will be another budget workshop for FY27. Councilor Cowan gave an update on the Homelessness Committee meeting schedule. Councilor Platz reported that the Auburn School Department budget presentations have started. Rep. Edwards shared today was the first day of March Madness at ELHS; was recently on Absolutely Auburn podcast. City Manager Crowell shared an update on bills of interest in the Legislature regarding revenue sharing and taxes and school budget.

## **VIII. Open Session**

*Members of the public are invited to speak to the Council about any issue directly related to City business or any item that does not appear on the agenda.*

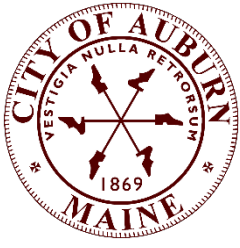
## **IX. Executive Session**

## **X. Adjournment**

Councilor Walker moved to adjourn at 8:20pm, seconded by Councilor Butler. Motion passed 7-0.

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**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date:** April 6, 2026

**ORDINANCE 05-03162026 '1**

**Author:** Eric J. Cousens, Director of Public Services

**Subject:** Protections for important farmland and natural resources (Second reading and Public Hearing)

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**Information:** The Agriculture and resource protection zoning district offers some limited protection of soils and natural resources when reviewing residential permits and solar projects. This draft ordinance proposes edits that strengthen those protections and would prohibit projects that impact prime farmland soils, soils of statewide significance and wetlands. A total of 71 acres of solar projects have been constructed and a total of 30 acres of solar projects have been approved and not constructed in the Agriculture & Resource Protection zone.

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**City Budgetary Impacts:** None.

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**Previous Meetings and History:** The proposed zone change was initiated January 20, 2026. The draft ordinance was brought to the Planning Board and Sustainability and Natural Resources Board on February 17 and 19 for review and both committees unanimously endorsed the proposed ordinance. Passed 7-0 at first reading held 3/16/26.

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**City Manager Comments:**

*Phillip Crowell Jr.*

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**Attachments:** Latest draft ordinance, previous draft ordinance, Planning Board and Sustainability and Natural Resources Board summary memo and other information requested by the City Council.

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## *DIVISION 2. AGRICULTURE AND RESOURCE PROTECTION DISTRICT*

### **Sec. 60-144. Purpose.**

The purposes of this district are to allow for conservation of natural resources and open space land, and to encourage agricultural, forestry, and certain types of recreational uses. It is declared to be in the public interest that these areas should be protected and conserved because of their natural, aesthetic and scenic value, the need to retain and preserve open space lands, their economic contribution to the city, and primarily because these areas are so remote from existing centers of development that any added uncontrolled growth could result in an economic burden on the city and its inhabitants. This section shall be construed so as to effectuate the purposes outline here and to prevent any attempt to establish uses which are inconsistent with these purposes or any attempt to evade the provisions of this division.

(Ord. of 9-21-2009, § 3.31A)

### **Sec. 60-145. Use regulations.**

(a) *Permitted uses.* The following uses are permitted:

- (1) One-family detached dwellings, including manufactured housing subject to all the design standards, except the siting requirements of section 60-1010, as set forth in division 6 of article XII of this chapter, on parcels containing no less than ten acres, provided that the dwelling is accessory to farming or agricultural operations, recreational uses or natural resource uses and subject to all of the following restrictions:
  - a. The footprint of residential development associated with the one-family detached dwelling shall comprise no more than 20 percent of the land coverage or two acres, whichever is less, of the lot upon which the dwelling is to be constructed. For purposes of this subsection, "residential development" shall include the following:
    1. Residential structures;
    2. Impervious and non-vegetated areas accessory to the residential use, such as driveways, parking areas, walkways and patios (areas created using waffle pavers and other semi-impervious surfaces shall be considered non-vegetated surfaces, even if the surface is covered by grass or other similar vegetation);
    3. Areas on, over or beneath the surface of the earth devoted to the transmission of water, electricity, telephone or gas to the residential use of pipes, poles, wires, lines, conduits, cables or other devices;
    4. Areas on, over or beneath the surface of the earth devoted to the disposal of waste or wastewater generated by the residential use, including, but not limited to, septic tanks, disposal fields, holding tanks, pretreatment filters, and piping;
    5. Structures accessory to the residential use; and
    6. Uses of the land accessory to the residential use, but not accessory to other allowed uses within the zone.

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- b. New one-family detached dwellings shall:
1. Not be built within the Lake Auburn Watershed Overlay District;
  2. Provide a farm, [agricultural], recreational or natural resource use business or land use plan that has been approved by the planning and permitted director or their designee. The planning and permitting director or their designee must make the following written findings prior to approval of the business plan or land use plan and prior to the issuance of a building permit:
    - (i) The business or proposed land use is feasible, and, if implemented will constitute a bona fide farming, agricultural, recreational or natural resource use allowed under either subsection (a), permitted uses, or subsection (b), special exception uses, of this section.
    - (ii) The parcel can reasonably accommodate an enterprise of the size and scope proposed. Parcel size or other lot limitations often restrict potential uses, and the plan must provide for utilization of the parcel's available potential for a farm, agricultural, recreational or natural resource use.
    - (iii) The parcel lawfully existed as of October 1, 2017, or meets the dimensional standards of section 60-146, and otherwise meets the requirements of this chapter.
  3. ~~Avoid being~~Not be sited on ~~soils farmland~~ of state ~~wide significance importance~~ or prime farmland as defined by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) unless it can be demonstrated to the code enforcement officer that ~~land that is not farmland of statewide importance or~~ ~~non~~-prime farmland is not available within the building envelope, as determined pursuant to section 60-146 of this chapter, on the subject property;
  4. ~~Avoid being~~Not be sited on land determined to be essential habitat, as defined by the state department of inland fisheries and wildlife unless it can be demonstrated to the code enforcement officer that non-essential habitat is not available within the building envelope, as determined pursuant to section 60-146 of this chapter, on the subject property;
  5. ~~Avoid being~~Not be sited on wetlands;
  6. ~~Avoid being~~Not be sited on slopes greater than 25 percent; and
  7. Not be sited on any portion of a parcel that is classified as being:
    - (i) Currently enrolled in the State of Maine Farmland Tax Program;
    - (ii) Currently enrolled in the State of Maine Tree Growth Tax Law Program; or
    - (iii) Currently enrolled in the State of Maine Open Space Tax Program.
- c. No certificate of occupancy shall be issued for any such residence until satisfactory evidence that the requirement of subsections (a)(1)a. and (a)(1)b.2. above has been met is presented to the municipal official charged with authority to issue the certificate of occupancy.
- d. In no case shall any residence constructed under the provisions of this section after the effective date of the amended ordinance from which this section is derived continue to be occupied as a residence if the lot upon which the residence is constructed fails to meet the requirements set forth in subsections (a)(1)a. and (a)(1)b.2. above.

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- (2) Buildings, equipment and machinery accessory to the principal use including, but not limited to: barns silos, storage buildings and farm automobile garages.
  - (3) Forest products raised for harvest, including, but not limited to, maple sugaring, firewood processing, Christmas tree cultivation, or mushroom cultivation.
  - (4) Field crop farms.
  - (5) Row crop farms.
  - (6) Orchard farms.
  - (7) Truck gardens.
  - (8) Plant and tree nurseries.
  - (9) Greenhouses.
  - (10) Handling, storage or processing and sale of forestry products or agricultural products.
  - (11) Livestock operations including poultry farms, cattle farms, dairy farms, stud farms, hog farms, sheep ranches, other animal farms, including farms for raising fur-bearing animals.
  - (12) Wayside stands.
  - (13) Two-family dwellings which are created from the conversion of a one-family dwelling structure which was constructed prior to 1900.
  - (14) Adult use and medical marijuana cultivation, but not retail sales of any kind.
  - (15) Marijuana manufacturing accessory to a licensed cultivation site.
  - (16) Ground-mounted and dual-use solar energy generating systems less than one acre in total land area as defined in section 60-1501 that are not sited on prime farmland or farmland of statewide importance determined using the method required by 60-145(b)(19)(g).
  - (17) Natural resource uses.
  - (18) Small-scale recreational uses of land designed or intended for public use.
- (b) *Special exception uses.* The following uses are permitted by special exception after approval by the planning board in accordance with the provisions of division 3 of article XVII of this chapter:
- (1) Sawmills and their customary accessory land uses and buildings incidental to the harvesting of forest products, subject to the following conditions:
    - a. Sawmill and accessory activity shall not be detrimental to the neighborhood or the city by reason of special danger of fire or explosion, pollution of rivers or perennial streams or accumulation of refuse.
    - b. Wood processing operation shall be located no closer than 75 feet from any river or perennial stream, 250 feet from any zoning district boundary or residential dwelling and shall be limited to four persons employed.
    - c. Where natural vegetation is removed, it shall be replaced within six months with other vegetation which will be equally effective in retarding erosion and will preserve natural beauty.
  - (2) Veterinary hospitals, where operated by licensed veterinarians, including offices and facilities for temporarily boarding animals.
  - (3) Handling, storage and sale of agricultural services, equipment, and supplies accessory to the farming use.

- 
- (4) Bona fide residences required for farm labor. Any residence constructed for farm labor shall not be converted to nonfarm residential use except by permission of the planning board based upon a finding that the abandonment or reduction in such use resulted from causes beyond the control of the applicant and not from any intention to circumvent the requirements of this division. The findings and the conditions upon which such altered use may be continued shall be made a part of the permanent records.
  - (5) Non-small scale recreational uses of land intended or designed for public use subject to the following conditions:
    - a. No such recreational use shall be expanded or extended so as to occupy additional land area greater than 20 percent of the original area or one acre, whichever is less; or by the construction of a structure or an addition to an existing structure by more than 900 square feet of additional floor space unless the owner or occupant first obtains approval of the planning board in the manner and upon the same terms as approvals of initial recreational uses.
    - b. Any proposed new or expanded recreational use shall be completed on or before the estimated completion date except that the planning board may grant reasonable extension of time where good cause for the failure to complete is shown.
  - (6) Any legally nonconforming summer camp or cottage may be rebuilt if destroyed by fire or other casualty, subject to the following conditions:
    - a. Such reconstruction shall comply with all ordinances applicable to new construction. Such reconstruction need not, however, comply with zoning provisions which would otherwise be applicable except for the provisions of article XII of this chapter.
    - b. In cases where no minimum setback is established by division 5 of article XII of this chapter an open yard space of at least ten feet between the building as reconstructed and each of the property lines shall be maintained.
  - (7) Rifle, pistol, skeet or trap shooting ranges, public or private.
  - (8) Cemeteries, subject to the following conditions:
    - a. At least 20 acres in area.
    - b. Not located in any environmental overlay district or over any known aquifer.
    - c. At least ten acres if designated a conservation cemetery.
  - (9) Municipal sanitary landfills, subject to the following conditions:
    - a. Not located in any environmental overlay district or over any known aquifer.
    - b. Provisions shall be made to avoid surface water and groundwater pollution.
    - c. Provisions shall be made for frequent covering of deposited wastes with earth to counteract vermin, insects, odors, and windblown debris.
  - (10) Radio, radar, television and radio telephone transmitting or broadcasting towers, but not studios or offices for such transmitting or broadcasting, provided that:
    - a. Every such tower shall be installed in a location and manner that ensures its safe operation and the safety of the surrounding residents, building occupants, land uses and properties.
    - b. In no case shall such tower be located less than one and one-half times its height from the nearest property line.
  - (11) Wholesale nurseries, subject to the following conditions:

- 
- a. At least one-half of the area of the lot (up to a maximum of three acres) is in active nursery production in a husband type manner.
  - b. The plants and trees propagated, grown and nurtured in the nursery are used as the primary products by the owner/operator of the landscape service.
- (12) Processing and storage of compost and bulking agents from the municipal wastewater sewerage sludge facilities provided that:
- a. All compost and amendments are to be stored undercover or screened from the public way and abutting property as determined by the planning board.
  - b. All federal, state and local ordinances and laws relating to the processing and storage of waste are complied with.
  - c. An end-use plan must be filed as part of the planning board process.
- (13) Licensed hospice care facility provided that it shall be licensed by the state as a Medicare certificate hospice.
- (14) Slaughterhouse, stockyard, abattoir, dressing plant in compliance with state and federal regulations subject to the following conditions:
- a. The facility shall not be located within the Lake Auburn Watershed Overlay District, the watershed of Taylor Pond, the shoreland overlay district or the floodplain overlay district.
  - b. The proposed use shall not occupy more than 10,000 square feet of building area.
  - c. The number of employees shall be limited to not more than 15.
  - d. Accessory retail sales shall be limited to 10 percent of building area or 1,000 square feet, whichever is smaller.
  - e. Hours of operation shall limited to between 6:00 a.m. and 8:00 p.m.
- (15) Compost operations, excluding municipal and industrial waste, to process products such as manure, bedding, animal mortalities, waste feed, produce, forestry by-products, leaves and yard trimmings in compliance with state and federal regulations, subject to the following conditions:
- a. All compost sites shall be evaluated for suitability by a properly qualified professional, including benchmark water testing prior to approval.
  - b. Provisions shall be made to avoid surface and groundwater pollution.
  - c. Provisions shall be made to counteract vermin, insects and odors.
  - d. Must comply with all applicable state department of environmental protection and state department of agriculture rules and regulations and best management practices.
  - e. Shall not be located within the Lake Auburn Watershed Overlay District.
- (16) Adaptive reuse of structures of community significance.
- (17) Assembly, sale, research and development, distribution, instruction, training, demonstration or maintenance of recreational or agricultural equipment, including buildings as accessory structures used in the assembly, sale, distribution, instruction, training, demonstration, or maintenance of recreational or agricultural equipment, subject to the following conditions:
- a. The proposed use is accessory, complementary, or otherwise related to a recreational or agricultural use;

- 
- b. The recreational or agricultural use has been in existence for at least five years prior to the date of the application for the special exception; and
  - c. The recreational or agricultural use is located on the parcel for which the special exception is requested or is adjacent to the property for which the special exception is requested.
- (18) Reserved.
- (19) Ground-mounted and dual-use solar energy generating systems greater than one acre in total land area as defined in section 60-1501, subject to the following conditions:
- a. Must comply with the provisions of article XVIII under this chapter;
  - b. Setbacks, including appurtenant structures and parking areas, shall be subject to the following yard requirements:
    - 1. *Rear.* There shall be behind every structure associated with a solar energy generating system a rear yard having a minimum depth of 25 feet.
    - 2. *Side.* There shall be a minimum distance of 15 feet between any structure associated with a solar energy generating system and the side property line.
    - 3. *Front.* There shall be in front of every structure associated with a solar energy generating system a front yard having a minimum depth of 25 feet or 25 percent of the average depth of the lot whichever is less.
  - c. Lot coverage shall not exceed 30 percent, as defined under subsection 60-1506(a)(2).
  - d. *Total land area.* Once one percent of the agriculture and resource protection district has been developed into solar energy generating systems, the planning board must find that any additional proposed solar energy generating systems will not materially alter the stability of the overall land use pattern of the agriculture and resource protection district. In making this determination, the planning board shall consider the overall effect of existing and potential solar energy generating systems and if it will be more difficult for existing farms in the area to continue operation due to diminished opportunities to expand, purchase or lease farmland, acquire water rights, or diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the surrounding area. The planning board shall request an assessment of the proposed project based on subsection 60-145(b)(19)d. by the ~~agriculture committee and, if located in the resource protection district, the conservation commission~~ Sustainability & Natural Resource Management Board and carefully consider their recommendations.
  - e. All applications shall consider the location of existing grid infrastructure and plan to limit the need to extend the amenities for optimal efficiency.
  - f. If a solar energy generating system is proposed on forestland in the agriculture and resource protection district, on a parcel adjacent to prime farmland or land currently used for farming, clearing of forestland or the use of prime farmland may be permitted under the following conditions:
    - 1. The presence of the solar energy generating system will not result in unnecessary soil erosion or loss that could limit agricultural productivity on the subject property or abutting properties.
    - 2. At the time of decommissioning of any solar energy generating system approved by the planning board, the current sitting planning board shall review the site and proposed decommissioning plan for the conversion of the parcel into prime farmland or forestland, as applicable under the current ordinance standards.

3. A survey of critical wildlife habitat is provided at the time of application, if a project is located in an area determined to be essential habitat, as defined by the state department of inland fisheries and wildlife, an IF&W recommendation shall be secured before a planning board ruling.
  4. A vegetative cover plan is provided that demonstrates, where feasible, the replanting of forested areas disturbed during construction and preservation of prime soils throughout the life of the project.
- g. *Prime ~~soils~~ and Farmland of Statewide Importance.* ~~All~~ solar energy generating systems proposed in the agriculture and resource protection district shall not be sited on prime farmland or on farmland of statewide importance as defined by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). The determination of whether land is prime farmland or farmland of statewide importance shall be made by a soil scientist licensed by the Maine Department of Professional and Financial Regulation, whose services shall be paid for by the applicant, utilizing the most recent guidance provided by the Maine Department of Agriculture, Conservation and Forestry for the determination of prime farmland and farmland of statewide importance for the siting of solar projects. ~~include a soil analysis. Such analysis shall demonstrate if the site proposed for development contains prime farmland as defined by the United States Department of Agriculture (USDA). Least productive agricultural soils shall be considered first for development unless it can be demonstrated to the planning board that:~~
- ~~1. Non-prime farmland is not reasonably available on the subject property.~~
- h. All applications for solar energy generating systems in the agriculture and resource protection district shall be subject to the following provisions:
1. Siting of the overall facility and individual panels shall keep with the existing contours of the land;
  2. Only pile driven, or ballast block footing shall be used so as to minimize the disturbance of soils during installation;
  3. To the extent possible, infrastructure shall not be located on steep slopes; and
  4. A plan for topsoil maintenance shall be provided at the time of application to the planning board.
- i. All operations and maintenance plans shall also include:
1. A plan prioritizing the ability to co-mingle agricultural and energy generation land uses including but not limited to: apiaries, grazing or handpicked crops.
  2. A plan that provides habitat for native plants and animals and native pollinators.

(20) Municipal or public utilities and communication facilities.

(21) Municipal uses.

(Ord. of 9-21-2009, § 3.31B; Ord. No. 32-02072011-07, 2-7-2011; Ord. No. 06-08012011-07, 8-1-2011; Ord. No. 05-04032017, § 2, 4-24-2017; Ord. No. 06-06052017, 6-19-2017; Ord. No. 04-05202019, 6-3-2019; Ord. No. 17-11182019, 12-9-2019; Ord. No. 05-05182020, 6-1-2020; Ord. No. 11-03012021, §§ 5, 6, 3-15-2021; Ord. No. 02-02132023, 2-17-2023; Ord. No. 03-04182023, 5-1-2023; Ord. No. 10-06202023, 7-10-2023; Ord. No. 17-09052023, 9-18-2023)

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## Sec. 60-146. Dimensional regulations.

All structures in this district, except as noted shall be subject to the following dimensional regulations:

- (1) *Minimum lot area, width and depth.* No lot shall be created after October 1, 2017 containing less than ten acres, exclusive of any bodies of water having a surface area of one-fourth of an acre or more and measuring less than 250 feet in width at the street frontage along a publicly accepted street, and 200 feet in depth. No building shall be erected on a lot containing less than ten acres, except as allowed in this section, exclusive of any bodies of water having a surface area of one-fourth of an acre or more, and measuring not less than 250 feet in width at the street frontage, and 200 feet in depth.
  - a. A building may be erected on a lot containing not less than 50,000 square feet and possessing the required minimum frontage width provided it is contiguous with other lots or parcels of land in the same ownership containing an aggregate of not less than ten acres; notwithstanding the separation of the said other lots or parcels of land by a road, stream, private right-of-way or other natural boundary from the lot on which the building is to be constructed. This section shall not be construed to prevent the construction of nonresidential accessory farm buildings on any such lot.
  - b. On legally existing nonconforming undersized lots, the keeping of horses, mules, cows, goats, sheep, hogs, and similar sized animals for domestic use of the residents of the lot is permitted provided that the land area required per animal unit conforms to the definition of farm, livestock contained in section 60-2.
  - c. A dwelling may be constructed on lots lawfully existing as of October 1, 2017 and containing less than ten acres, only if approved pursuant to subsection 60-145(a)(1).
- (2) *Density.* The density of dwelling units shall not exceed an average of one dwelling per ten acres, unless approved pursuant to subsection (1)c. above.
- (3) *Yard requirements.*
  - a. *Rear.* There shall be behind every building a rear yard having a minimum depth of 25 feet.
  - b. *Side.* There shall be a minimum distance of 15 feet between any building and the side property line.
  - c. *Front.* There shall be in front of every building a front yard having a minimum depth of 25 feet or 25 percent of the average depth of the lot, whichever is less, and having a maximum depth of 30 percent of the average depth of the lot.
- (4) *Height.* The height of all dwelling structures shall be limited to two and one-half stories or 35 feet in height. Accessory buildings and structures may have a maximum height of 65 feet from grade, provided that the front yard, rear yard and each of the side yards shall be increased by one foot for each foot in height in excess of 35 feet.
- (5) *Off-street parking.* Off-street parking spaces shall be provided in accordance with the requirements for specific uses as set forth in article V of this chapter.

(Ord. of 9-21-2009, § 3.31C; Ord. No. 18-11182019, 12-9-2019; Ord. No. 11-03012021, §§ 7, 8, 58, 3-15-2021; Ord. No. 10-06202023, 7-10-2023; Ord. No. 17-09052023, 9-18-2023)

## Secs. 60-147—60-199. Reserved.



City of Auburn, Maine  
Office of Planning & Permitting  
[www.auburnmaine.gov](http://www.auburnmaine.gov) | 60 Court Street  
Auburn, Maine 04210 207.333.6601

**To:** Mayor Jeff Harmon and Auburn City Council

**From:** Sam Peikes, Planning Coordinator

**Re: Order 16 Meeting Summaries Sustainability and Natural Resources Board (SNRB) and Planning Board (PB)**

**Date:** February 23, 2026

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## OVERVIEW

Both the Sustainability and Natural Resources Board (SNRB) and the Planning Board (PB) held public meetings to discuss Order 16 proposed ordinance changes related to increasing protections for important farmland and natural resources in the Agriculture & Resource Protection zone. The discussions included a presentation by Planning Staff with public comment and discussion.

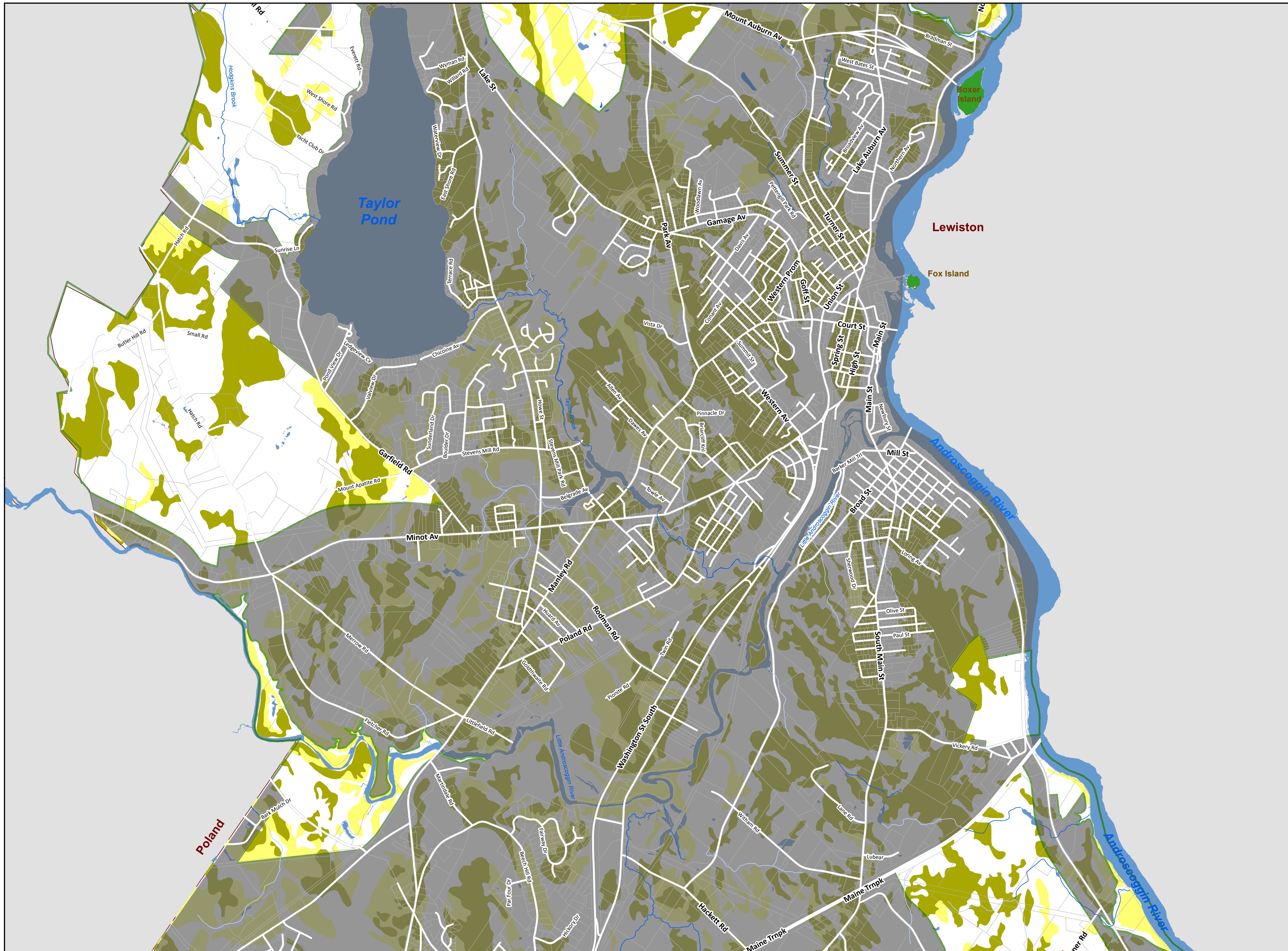
Planning staff presented the proposed ordinance changes to the SNRB on February 17, 2026. Following the discussion, the SNRB voted unanimously to endorse the proposed ordinance language with the suggestions to clarify whether the city or landowner is responsible for the cost of evaluations done by the licensed soil scientist to verify the soils on site and that the presence of PFAS on site be considered during the site evaluation process.

Planning staff presented the proposed ordinance changes to the PB on February 19, 2026. The Planning Board recommended adoption of the proposed changes to the City Council with the suggestion to include language around PFAS contaminated soils and how those provisions would be handled.




Other areas of discussion included incentivizing new solar development on previously contaminated soils with PFAS, information on the approximate percentage of soils listed as prime farmland or farmland of statewide importance in the Agriculture & Resource Protection zone and information on sites with previously contaminated PFAS soils.

Agricultural Mapping Data



Soils	Acres	
	Entire Town	Ag Zone
All prime farmland	4205	1289
Farmland of Statewide Importanc	9856	4221
		5510



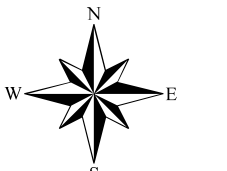
**Soils**

-  All areas are prime farmland
-  Farmland of statewide importance
-  Tax Parcels

**Zoning**

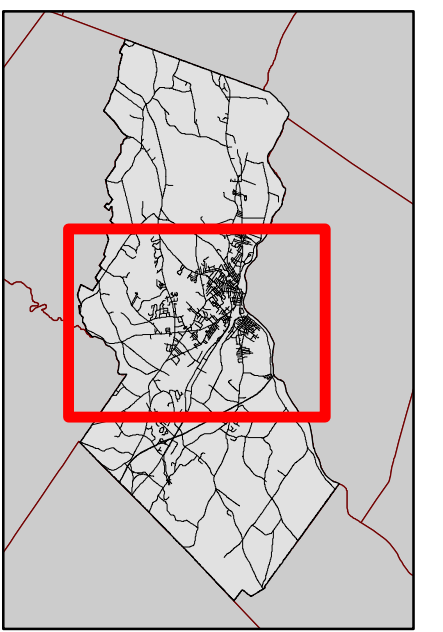
-  Agricultural Zone
-  All Other Zones

**Agricultural Soils Map  
City of Auburn  
Central Section**



2,000

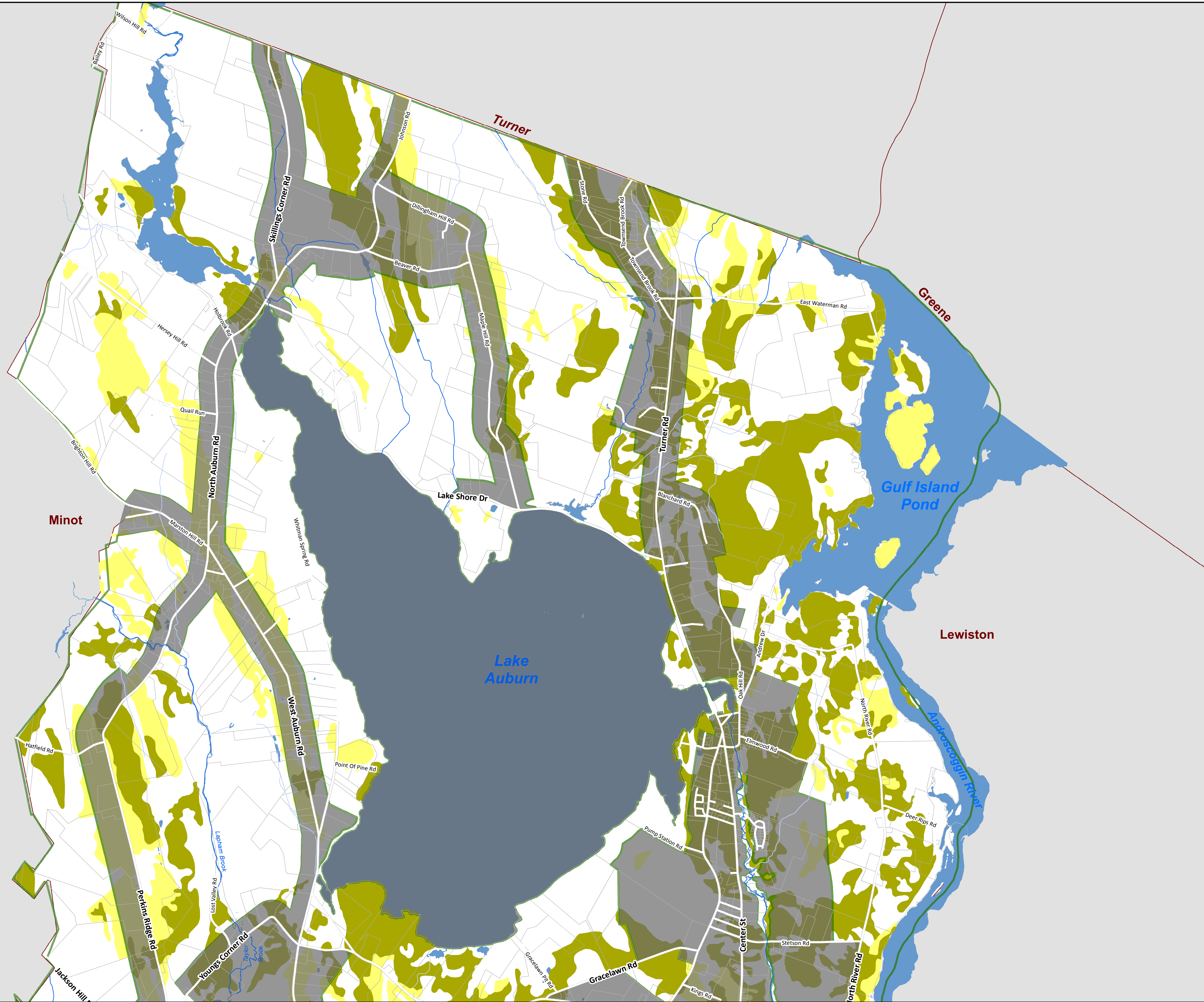
Feet



Notes:  
Parcel Data provided by the City of Auburn.  
Soils data from NRCS  
(<https://websoilsurvey.sc.egov.usda.gov>)

Map printed:  
January 2018



Map Prepared by:  
**Spatial Alternatives**  
207.846.2355  
[www.spatialalternatives.com](http://www.spatialalternatives.com)



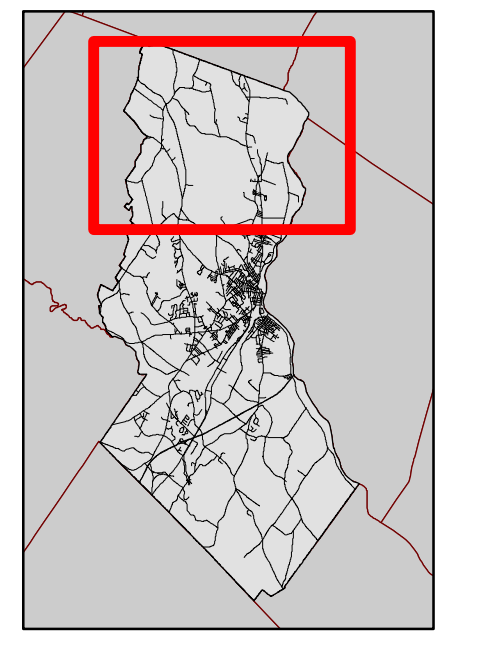
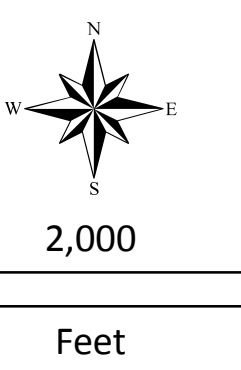
**Soils**

-  All areas are prime farmland
-  Farmland of statewide importance
-  Tax Parcels

**Zoning**

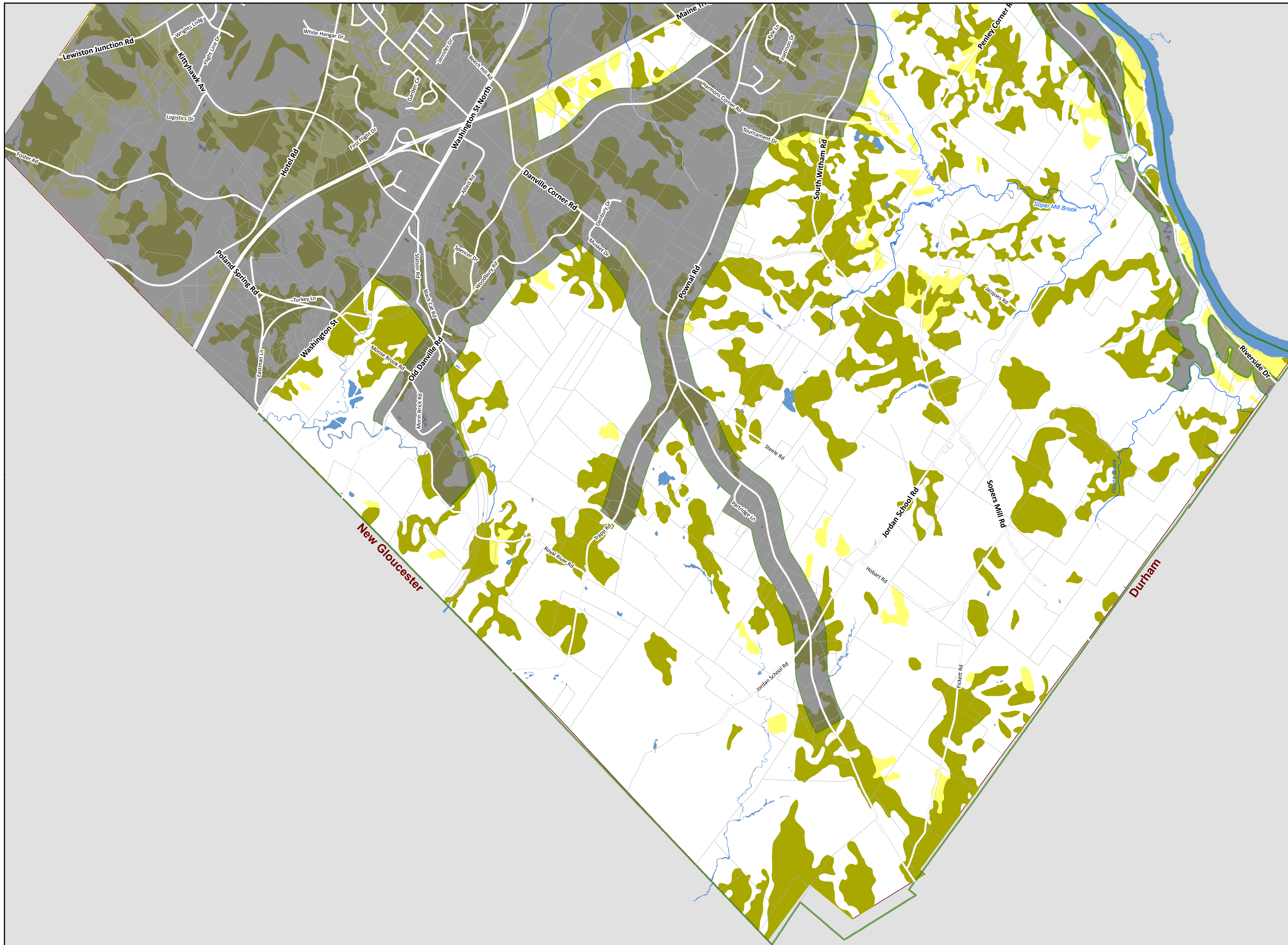
-  Agricultural Zone
-  All Other Zones

**Agricultural Soils Map  
City of Auburn  
North Section**






Notes:  
Parcel Data provided by the City of Auburn.  
Soils data from NRCS (<https://websoilsurvey.sc.egov.usda.gov>)



Map printed:  
January 2018



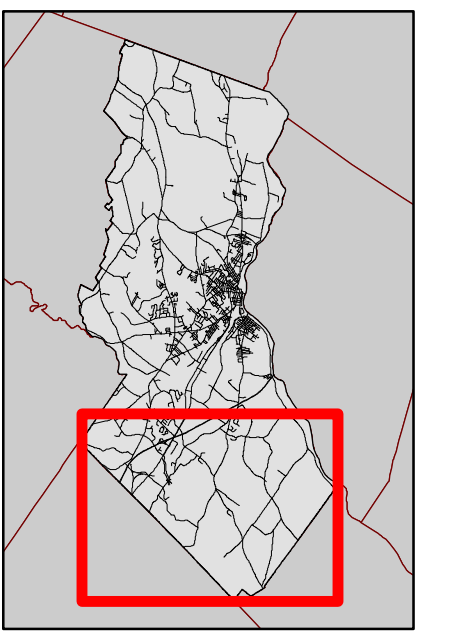
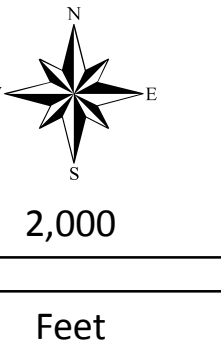
**Soils**

-  All areas are prime farmland
-  Farmland of statewide importance
-  Tax Parcels

**Zoning**

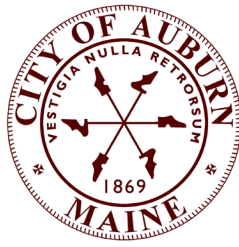
-  Agricultural Zone
-  All Other Zones

**Agricultural Soils Map  
City of Auburn  
South Section**



Notes:  
 Parcel Data provided by the City of Auburn.  
 Soils data from NRCS  
 (<https://websoilsurvey.sc.egov.usda.gov>)

Map printed:  
 January 2018



# City Council Ordinance

## IN CITY COUNCIL

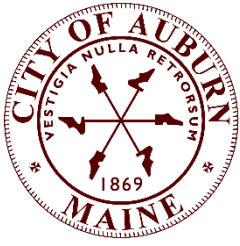
**BE IT ORDAINED**, that THE CITY OF AUBURN hereby amends Auburn’s Code of City Ordinances Chapter 60, as attached (Version Labeled “Version A” with recommended changes from SNRB and PB), to increase protections of important agricultural soils, wetlands and steep slopes in the Agriculture and Resource Protection District.

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**Rachel B. Randall**, Ward One  
**Kelly L. Butler**, Ward Four  
**Belinda A. Gerry**, At Large

**Timothy M. Cowan**, Ward Two  
**Leroy G. Walker, Sr.**, Ward Five  
**Jeffrey D. Harmon**, Mayor

**Mathieu L. Duvall**, Ward Three  
**Adam R. Platz**, At Large  
**Phillip L. Crowell, Jr.**, City Manager



**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date:** April 6, 2026

**ORDER 30-04062026**

**Author:** Emily F. Carrington, City Clerk

**Subject:** Approving On-Premise Beer & Wine license for CRL Seafood, D/B/A Always Fresh Larochelles Seafood, 22 Mill St. *Public hearing.*

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**Information:** Existing Food Service Establishment located at 22 Mill St is seeking to add on-premise beer & wine service, requiring public hearing for initial license approval. A legal ad has been placed in the SunJournal as required. The application has been reviewed by staff and there are no concerns. Service will be confined to the property of the establishment and not publicly owned property. Following approval and issuance of the license, service is expected to begin May 1<sup>st</sup> following construction of the layout as indicated.

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**City Budgetary Impacts:** N/A

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**Previous Meetings and History:** N/A

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**City Manager Comments:** *Phillip Crowell Jr.*

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**Attachments:** ORDER



## Application Copy

File Number: 133410

Job Type: New Application

LICENSE TYPE On-Premises: Beer & Wine	APPLICATION DATE RECEIVED 2026-02-16
SECONDARY LICENSE(S) None selected	
LICENSEE LEGAL NAME CRL Seafood	LICENSEE TYPE Limited Liability Company
DOING BUSINESS AS Always Fresh Larochelles Seafood	CORPORATE NUMBER 202601917DC
INCORPORATION DATE 2025-09-02	
CORRESPONDENCE ADDRESS 107 Eastern Drive Wales ME 04280	
MAILING ADDRESS	
PHYSICAL ADDRESS	
CONTACT NAME Randy Trefethen	PREFERRED CONTACT METHOD Email
CONTACT PHONE (207) 844-0097	ALTERNATE PHONE
FAX	EMAIL randy@renovaterightmaine.com

CORPORATE STRUCTURE

None selected

ADDITIONAL INFORMATION

MANAGED BY AGENT

No

PREMISES TYPE

Restaurant (not Class A)

PREMISES NAME

Always Fresh Larochelles Seafood

OPERATOR

Randy Trefethen

PHYSICAL ADDRESS

22 Mill St. Auburn ME 04210

MAILING ADDRESS

107 Eastern Drive Wales ME 04280

CONTACT NAME

Randy Trefethen

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(207) 844-0097

ALTERNATE PHONE

FAX

EMAIL

randy@renovaterightmaine.com

QUESTIONS

**On-Premises: Beer & Wine**

1. Is your business (including any DBA) registered and in good standing with the Maine Secretary of State?

Answer "No" if you are a Sole Proprietor.

Yes

202601917DC

2. What is your expected start date?

04/01/26

3. Has/have applicant(s) formerly held a Maine liquor license?

No

4. Does the licensee or applicant(s) have any interest in any other Maine Liquor License?

No

5. Are all licensees/applicants residents of the State of Maine?

Yes

6. Is the applicant/licensee an individual, partnership, or association?  
(Not a corporation or LLC)

No

7. Is your license for a club with a membership?

No

8. Is your license application for a vessel?

No

9. Do you have a valid and current health license issued by Maine Department of Health and Human Services OR the Department of Agriculture?"

Yes

(document uploaded)

- 10 Do you have a license from the Office of the State Fire Marshal?  
Contact (207) 626-3870 to determine whether licensure is necessary.

No

11 Will any law enforcement officer directly benefit financially from this license?

No

12 Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

No

13 Is the licensee/applicant(s) directly or indirectly giving aid or assistance in the form of money, property, credit, or financial assistance of any sort, to any person or business entity holding a liquor license granted by the State of Maine?

No

14 What is the full name and date of birth of the person managing this premises?

Randy Trefethen  
REDACTED

15 Has any of the listed applicants, an immediate family member of an applicant, or an employed manager been denied a liquor license or had a liquor license revoked within the last 5 years?

No

16 Is any of the listed applicants the spouse, father, mother, child or other immediate family member of a person whose liquor license has been revoked or denied in the last 6 months?

No

17 Has any licensee/applicant or employed manager ever been convicted of any violation of the liquor laws in Maine or any State of the United States within the last 5 years?

No

18 Has the licensee/applicant(s) or manager ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States?

No

19 Does the licensee/applicant have any arrangement such as a lease where rent is based on sales, an agreement where another party receives a portion of the revenue or profits from the business, or a right to acquire an ownership interest in the business?

No

20 At which address are your business records located?

22 Mill St  
Auburn, ME 04210

21 What will be your business hours? Please indicate each day's open and close times.

Monday 9a-6p  
Tuesday 9a-6p  
Wednesday 9a-6p  
Thursday 9a-6p  
Friday 9a-6p  
Saturday 9a-6p  
Sunday 9a-6p

22 Please provide the name and distance from the premises to the nearest school, school dormitory and place of place of worship, measured from the main entrance of the premises to the main entrance of the school, school dormitory and place of worship by the ordinary course of travel.

Walton Elementary School 0.5 miles  
Trinity Episcopal Church 0.6 miles

23 Is your application for a Hotel or Bed & Breakfast?

No

24 Do you have a food menu?

Yes

(document uploaded)

25 How many seats do you have? Include indoor and outdoor seating.

20-24

26 How many bathrooms do you have available to the public?

1

#### DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Maine Health or Agriculture License	Dept of Agriculture.pdf	
Food Menu	menu.xlsx	
Premises Floor Plan	Layout.pdf	
Supplemental Ownership Form	Ownership.pdf	

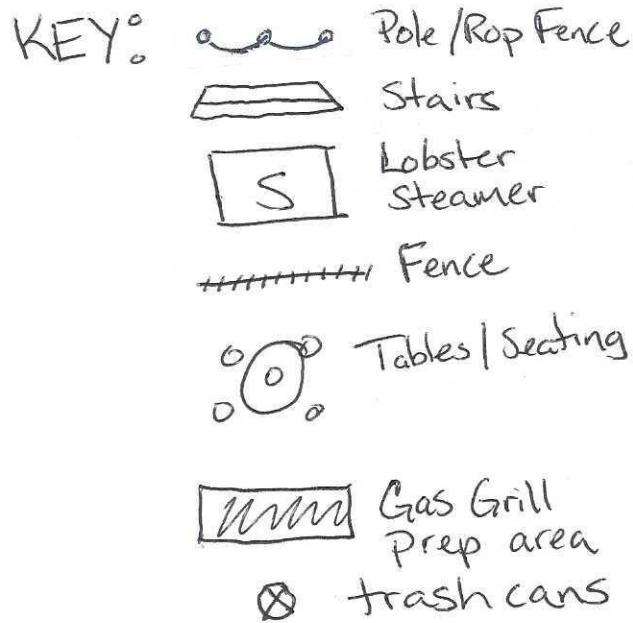
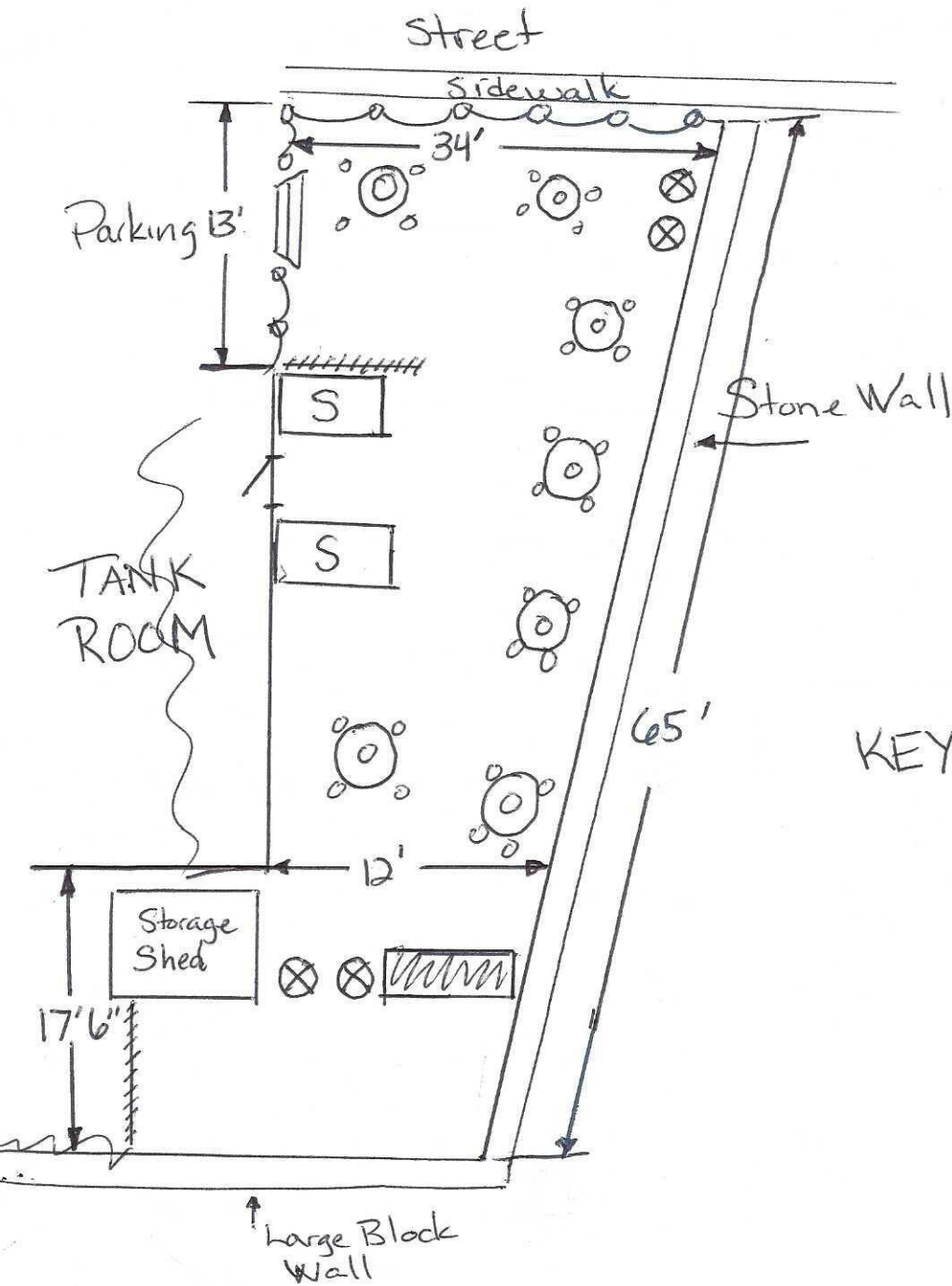
#### APPLICANT

Randy Trefethen

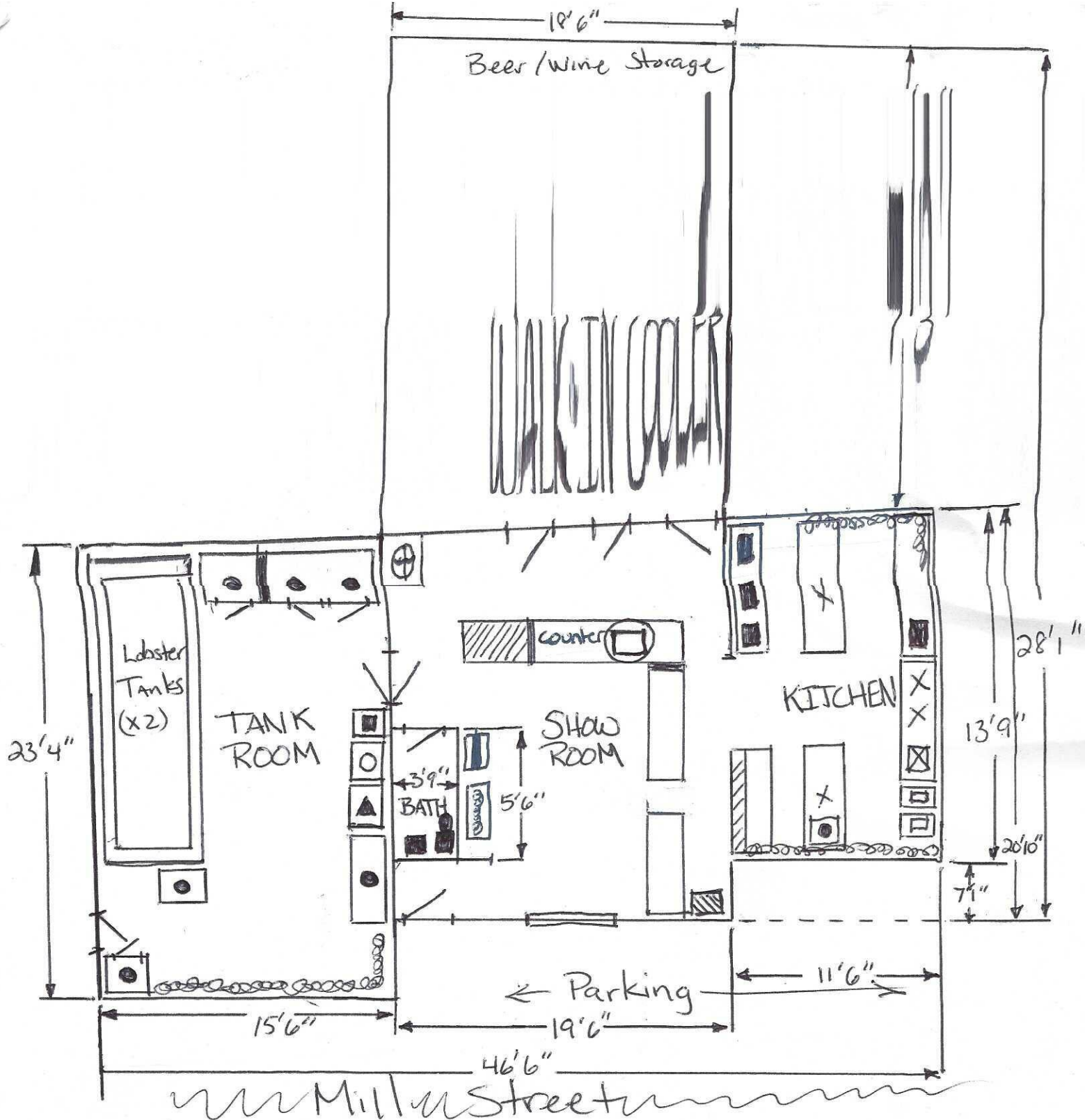
#### DECLARATION

- I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.



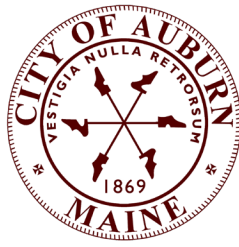
Note: We are a take out Market that cooks Seafood and Land Lover food to go. We have seating and tables for patrons to eat at.



KEY:

- |                            |                              |                            |
|----------------------------|------------------------------|----------------------------|
| Frezer                     | Utility Sink                 | Display Case               |
| Chest Frezer               | Storage Shelves              | Desk/Computer              |
| Double Frezer              | Toilet                       | Prep Cooler                |
| Stackable Laundry          | Bath Sink                    | Prep Table w/ prep freezer |
| Ice Machine                | Scale station                | Frylator                   |
| Triple bay Sink            | Point of sale                | Picture window             |
| Counter/ Hand Wash Station | Prep Table                   |                            |
| Beverage Cooler            | Store 6 burner gas oven (x2) |                            |
|                            | Flat Iron                    |                            |

Always Fresh La Rochelle's  
 22 Mill St. Auburn, Me.  
 207-782-3150



**ORDER 30-04062026**

# City Council Order

IN COUNCIL

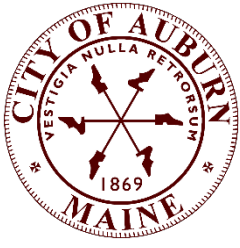
ORDERED, that an On-Premise Beer & Wine license be granted to CRL Seafood, D/B/A Always Fresh Larocheles Seafood, 22 Mill St.

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**Rachel B. Randall**, Ward One  
**Kelly L. Butler**, Ward Four  
**Belinda A. Gerry**, At Large

**Timothy M. Cowan**, Ward Two  
**Leroy G. Walker, Sr.**, Ward Five  
**Jeffrey D. Harmon**, Mayor

**Mathieu L. Duvall**, Ward Three  
**Adam R. Platz**, At Large  
**Phillip L. Crowell, Jr.**, City Manager



**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date:** April 6, 2026

**ORDER 31-04062026**

**Author:** Emily F. Carrington, City Clerk

**Subject:** Approving On-Premise Beer license for Luchador Corp D/B/A Luchador Tacos, 945 Center St.  
*Public hearing.*

---

**Information:** Existing Food Service Establishment located at 945 Center St is seeking to add on-premise beer service, requiring public hearing for initial license approval. A legal ad has been placed in the SunJournal as required. The application has been reviewed by staff and there are no concerns. Service will be restricted to the restaurant's indoor lobby dining area as indicated on the attached layout. Following approval and issuance of the license, service is expected to begin May 1<sup>st</sup>.

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**City Budgetary Impacts:** N/A

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**Previous Meetings and History:** N/A

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**City Manager Comments:** *Phillip Crowell Jr.*

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**Attachments:** ORDER



## Application Copy

File Number: 137938

Job Type: New Application

LICENSE TYPE On-Premises: Beer Only	APPLICATION DATE RECEIVED 2026-03-10
SECONDARY LICENSE(S) None selected	
LICENSEE LEGAL NAME Luchador Corp	LICENSEE TYPE Corporation
DOING BUSINESS AS Luchador Tacos	CORPORATE NUMBER 20166028DC
INCORPORATION DATE 2021-01-08	
CORRESPONDENCE ADDRESS 326 High Street South Paris ME 04281	
MAILING ADDRESS	
PHYSICAL ADDRESS	
CONTACT NAME Katherine Mitchell	PREFERRED CONTACT METHOD Email
CONTACT PHONE (207) 890-0062	ALTERNATE PHONE
FAX	EMAIL luchadorcorp@gmail.com

CORPORATE STRUCTURE

None selected

ADDITIONAL INFORMATION

MANAGED BY AGENT

No

PREMISES TYPE

Class A Restaurant

PREMISES NAME

Luchador Tacos

OPERATOR

Katherine Mitchell

PHYSICAL ADDRESS

945 Center St Auburn ME 04210

MAILING ADDRESS

326 High St South Paris ME 04281

CONTACT NAME

Katherine Mitchell

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(207) 890-0062

ALTERNATE PHONE

FAX

EMAIL

luchadorcorp@gmail.com

QUESTIONS

**On-Premises: Beer Only**

1. Is your business (including any DBA) registered and in good standing with the Maine Secretary of State?

Answer "No" if you are a Sole Proprietor.

No

2. What is your expected start date?

05/01/2026

3. Has/have applicant(s) formerly held a Maine liquor license?

Yes

Luchador Tacos LLC

Luchador Tacos

243 Main St.

South Paris, ME 04281

RES-2018-11239

4. Does the licensee or applicant(s) have any interest in any other Maine Liquor License?

No

5. Is the applicant/licensee an individual, partnership, or association? (Not a corporation or LLC)

No

6. Are all licensees/applicants residents of the State of Maine?

Yes

7. Is your license for a club with a membership?

No

8. Is your license application for a vessel?

No

9. Do you have a valid and current health license issued by Maine Department of Health and Human Services OR the Department of Agriculture?"

No

- 10 Do you have a license from the Office of the State Fire Marshal?  
Contact (207) 626-3870 to determine whether licensure is necessary.  
No
- 11 Will any law enforcement officer directly benefit financially from this license?  
No
- 12 Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.  
No
- 13 Is the licensee/applicant(s) directly or indirectly giving aid or assistance in the form of money, property, credit, or financial assistance of any sort, to any person or business entity holding a liquor license granted by the State of Maine?  
No
- 14 What is the full name and date of birth of the person managing this premises?  
Katherine Mitchell REDACTED
- 15 Has any of the listed applicants, an immediate family member of an applicant, or an employed manager been denied a liquor license or had a liquor license revoked within the last 5 years?  
No
- 16 Is any of the listed applicants the spouse, father, mother, child or other immediate family member of a person whose liquor license has been revoked or denied in the last 6 months?  
No

17 Has any licensee/applicant or employed manager ever been convicted of any violation of the liquor laws in Maine or any State of the United States within the last 5 years?

No

18 Has the licensee/applicant(s) or manager ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States?

No

19 Does the licensee/applicant have any arrangement such as a lease where rent is based on sales, an agreement where another party receives a portion of the revenue or profits from the business, or a right to acquire an ownership interest in the business?

No

20 At which address are your business records located?

326 High St.  
South Paris, ME 04281

21 What will be your business hours? Please indicate each day's open and close times.

Monday 11 AM-9 PM  
Tuesday 8 AM-9 PM  
Wednesday 8 AM- 9 PM  
Thursday 8 AM- 9 PM  
Friday 8 AM- 9 PM  
Saturday 8 AM - 9 PM  
Sunday 8 AM- 9 PM

22 Please provide the name and distance from the premises to the nearest school, school dormitory and place of place of worship, measured from the main entrance of the premises to the main entrance of the school, school dormitory and place of worship by the ordinary course of travel.

Saint Dominic Academy 1 mile (school)  
High Street Congregational Church 0.3 miles (church)

23 Is your application for a Hotel or Bed & Breakfast?

No

24 Do you have a food menu?

Yes

(document uploaded)

25 How many bathrooms do you have available to patrons?

2

26 How many seats do you have? Include indoor and outdoor seating.

26

27 Describe each area of the premises where alcoholic beverages will be served, consumed, or stored.

Include all interior and exterior areas (e.g., dining rooms, bars, patios, decks, function rooms, etc.) and use names or labels that correspond to your submitted floor plan.

Beer will be stored behind the line and will not be self-serve. The only place customers can drink beer is in our dining room.

#### DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Premises Floor Plan	Auburn Layout LT.pdf	layout
Food Menu	Menu 2026.pdf	menu
Supplemental Ownership Form	102 Supplemental Ownership Form and Affidavit-2.pdf	ownership form

#### APPLICANT

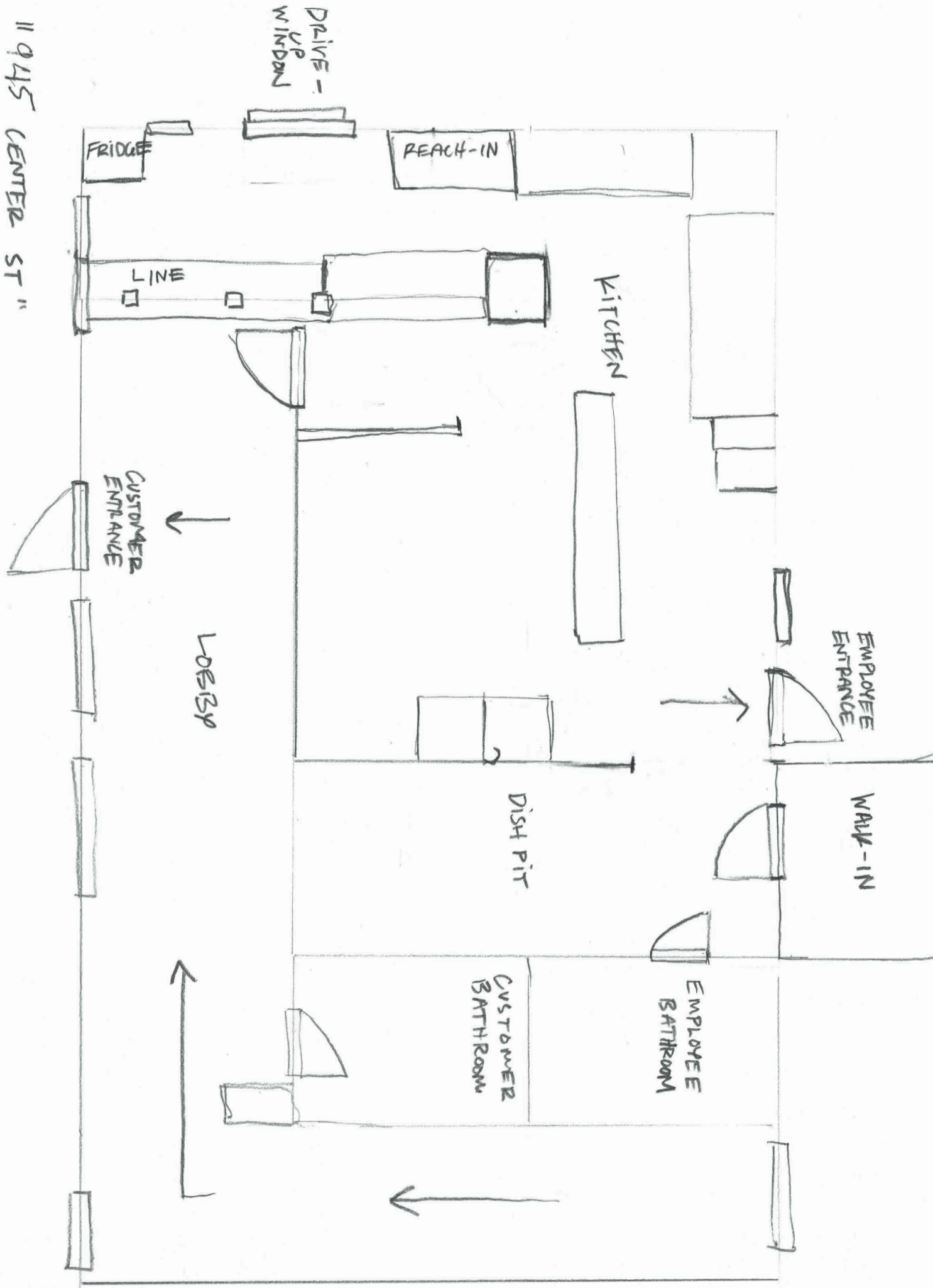
Heather Dunn

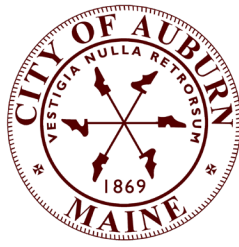
DECLARATION

- I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

11945 CENTER ST  
LUCHADOR TAJOS  
AUBURN





**ORDER 31-04062026**

# City Council Order

IN COUNCIL

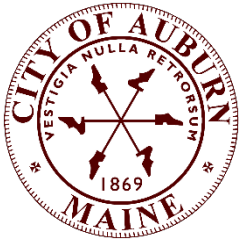
ORDERED, that an On-Premise Beer license be granted to Luchador Corp D/B/A Luchador Tacos, 945 Center St.

---

**Rachel B. Randall**, Ward One  
**Kelly L. Butler**, Ward Four  
**Belinda A. Gerry**, At Large

**Timothy M. Cowan**, Ward Two  
**Leroy G. Walker, Sr.**, Ward Five  
**Jeffrey D. Harmon**, Mayor

**Mathieu L. Duvall**, Ward Three  
**Adam R. Platz**, At Large  
**Phillip L. Crowell, Jr.**, City Manager



**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date: April 6, 2026**

**ORDER 32-04062026**

**Author:** Kelsey Earle, Finance Director

**Subject:** Adoption of 5 Year Capital Improvement Plan

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**Information:** The City Manager has presented a 5 Year Capital Improvement Plan. By Charter, the City Council must adopt the Capital Plan before the end of the current fiscal year.

---

**City Budgetary Impacts:** None, just the plan to be adopted, not the spending schedule.

---

**Previous Meetings and History:** Annual

---

**City Manager Comments:** The 5 Year Capital Improvement Plan is a conceptual plan for the City's long-term capital improvement program which is subject to change due to changing circumstances.

*Phillip Crowell Jr.*

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**Attachments:**

CIP 5 Year Plan FY27-FY31

Order

# CITY OF AUBURN

## CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN

### FY27 - FY31

Description	FY27	FY28	FY29	FY30	FY31
<b>AUBURN-LEWISTON AIRPORT - City share</b>					
Security Upgrades (Gates and Cameras)	\$ 75,000				
Operations and FBO Ground Support Equipment	\$ 25,000				
Acquisition of Second Operations Loader with Attachments	\$ 200,000				
Public Safety Hangar Project	\$ 100,000				
Design/Permit LifeFlight of Maine Hangar	\$ 100,000				
BIL-ATP Terminal Modernization Project	\$ 65,650				
Airport Drive and Terminal Parking Lot Reconstruction	\$ 300,000				
FBO Courtesy Car	\$ 25,000				
Airport/Airpark Wayfinding and Directory Signage		\$ 25,000			
Replace Mower and Bushhog		\$ 25,000			
LifeFlight of Maine Hangar Construction		\$ 400,000			
Environmental Assessment for 5-Year Airport Projects		\$ 25,000			
Runway 4/22 Pavement Maintenance		\$ 200,000			
East Ramp Phase 2 and White Hangar Drive Reconstruction		\$ 475,000			
Hangar Condo Associations Pavement Rehab			\$ 500,000		
Industrial Airpark Road Reconstruction Phase 1			\$ 502,500		
Runway 17/35 Pavement Maintenance			\$ 150,000		
Construct New Parallel ADG II Taxiway			\$ 69,250		
Industrial Airpark Road Reconstruction Phase 2				\$ 573,750	
Fire Fighting Foam Trailer				\$ 32,500	
Hangar #5 Building Maintenance (Roof Replacement, Door Repair)				\$ 150,000	
Prelmin Design/Permit Maintenance Building				\$ 70,834	
Compact Tractor Replacement					\$ 25,000
Hangar #5/Heavy Ramp Rehab					\$ 250,000
Relocate Jet-A Fuel Tank					\$ 222,000
<b>TOTAL AUBURN-LEWISTON AIRPORT</b>	<b>\$ 890,650</b>	<b>\$ 1,150,000</b>	<b>\$ 1,221,750</b>	<b>\$ 827,084</b>	<b>\$ 497,000</b>
<b>CITY CLERK</b>					
Record Restoration	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Fire Proof Vault Construction		\$ 100,000			
<b>TOTAL CITY CLERK</b>	<b>\$ 50,000</b>	<b>\$ 150,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>
<b>FINANCE</b>					
Revaluation	\$ 250,000				
<b>TOTAL FINANCE DEPARTMENT</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# CITY OF AUBURN

## CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN

### FY27 - FY31

Description	FY27	FY28	FY29	FY30	FY31
<b><u>FIRE DEPARTMENT</u></b>					
<b><u>Fire</u></b>					
Apparatus Reconditioning	\$ 315,000	\$ 350,000			\$ 350,000
Apparatus Replacement			\$ 1,600,000		
Fire Hose Replacement		\$ 50,000		\$ 50,000	
PPE Turnout Gear Replacement	\$ 175,000	\$ 175,000		\$ 55,000	\$ 55,000
SCBA air bottles				\$ 50,000	
Extrication Equipment				\$ 75,000	
<b>Total Fire</b>	<b>\$ 490,000</b>	<b>\$ 575,000</b>	<b>\$ 1,600,000</b>	<b>\$ 230,000</b>	<b>\$ 405,000</b>
<b><u>EMS</u></b>					
Ambulance Replacement/Remount	\$ 305,000	\$ 55,000		\$ 335,000	
Cardiac monitors	\$ 53,000	\$ 210,000	\$ 70,000	\$ 70,000	\$ 70,000
Stretcher Replacement	\$ 43,000		\$ 47,000		
<b>Total EMS</b>	<b>\$ 401,000</b>	<b>\$ 265,000</b>	<b>\$ 117,000</b>	<b>\$ 405,000</b>	<b>\$ 70,000</b>
<b>TOTAL FIRE DEPARTMENT</b>	<b>\$ 891,000</b>	<b>\$ 840,000</b>	<b>\$ 1,717,000</b>	<b>\$ 635,000</b>	<b>\$ 475,000</b>
<b><u>INFORMATION TECHNOLOGY</u></b>					
Fiber Connection	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Security Camera Project	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	
<b>TOTAL INFORMATION TECHNOLOGY</b>	<b>\$ 100,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ -</b>
<b><u>LA911 (Auburn's share)</u></b>					
LA911 Auburn Hall Relocation	\$ 1,250,000				
<b>TOTAL LA911</b>	<b>\$ 1,250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>NSBA &amp; Ingersoll</u></b>					
<b><u>NSBA</u></b>					
Floor Rubber Rink #1 and Mezzanine	\$ 80,000				
LED Lights Rink #1 and Rink #2		\$ 75,000			
Ice Resurfacer	\$ 225,000				
Two LED Scoreboards Rink #1			\$ 150,000		
Sound System Rink #1 and #2				\$ 150,000	
Protective Netting Rink #1				\$ 20,000	
Rink #1 Rink Board (Preventive Maint.)			\$ 50,000		
Floor Rubber Rink #2					\$ 60,000
Rink #1 Seating Area replacement					\$ 200,000
<b><u>Ingersoll Turf Facility</u></b>					

# CITY OF AUBURN

## CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN

### FY27 - FY31

Description	FY27	FY28	FY29	FY30	FY31
Floor and Rubber install outside of turf areas	\$ 40,000				
Replace Turf	\$ 300,000				
HVAC Upgrade		\$ 350,000			
Net and Divider Replacement			\$ 50,000		
<b>TOTAL NSBA &amp; INGERSOLL</b>	<b>\$ 645,000</b>	<b>\$ 425,000</b>	<b>\$ 250,000</b>	<b>\$ 170,000</b>	<b>\$ 260,000</b>
<b>POLICE DEPARTMENT</b>					
Firearm Training Storage Container	\$ 15,000				
10 Pole Mounted Radar Signs				\$ 45,000	
Digital Mapping Equipment (Drone)					\$ 20,000
Cruiser & Body Camera System Replacement	\$ 152,000	\$ 152,000	\$ 152,000	\$ 152,000	\$ 152,000
TASER Upgrade			\$ 200,000		
Mobile Data Terminal Replacement				\$ 145,000	
APEX Training System		\$ 75,000			
Firearm Training Equipment	\$ 6,000				
TruNarc Handheld Narcotics Analyzer		\$ 47,000			
Automatic External Defibrillators	\$ 30,000				
<b>TOTAL POLICE DEPARTMENT</b>	<b>\$ 203,000</b>		<b>\$ 352,000</b>	<b>\$ 342,000</b>	<b>\$ 172,000</b>
<b>PUBLIC SERVICES</b>					
<b>ENGINEERING</b>					
Traffic Signal Installation	\$ 1,000,000				
Brickyard Circle Slip Lane Reconstruction	\$ 350,000				
Reclamation	\$ 1,200,000	\$ 1,200,000	\$ 2,600,000	\$ 2,200,000	\$ 3,800,000
Major Drainage	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
MDOT Match	\$ 1,600,000	\$ 550,000	\$ 1,300,000	\$ 1,200,000	\$ 1,400,000
Resurfacing	\$ 1,200,000	\$ 810,000	\$ 620,000	\$ 1,200,000	\$ 700,000
Retaining Walls	\$ 35,000	\$ 20,000	\$ 20,000	\$ 250,000	
Sidewalk Repairs	\$ 550,000	\$ 100,000	\$ 100,000	\$ 100,000	
Downtown Parking and Walkability-UPI Grant Match	\$ 300,000				
Small Master Plan Study	\$ 100,000				
<b>TOTAL ENGINEERING DEPARTMENT</b>	<b>\$ 8,385,000</b>	<b>\$ 4,380,000</b>	<b>\$ 6,540,000</b>	<b>\$ 7,700,000</b>	<b>\$ 6,400,000</b>
<b>PLANNING &amp; PERMITTING</b>					
Dangerous Buildings and Junkyard Cleanups	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
Comprehensive Plan Program	\$ 250,000	\$ 400,000	\$ 400,000	\$ 400,000	

# CITY OF AUBURN

## CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN

### FY27 - FY31

Description	FY27	FY28	FY29	FY30	FY31
File Scanning	\$ 136,000				
<b>TOTAL PLANNING &amp; PERMITTING DEPARTMENT</b>	<b>\$ 350,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ -</b>
<b>TRANSPORTATION</b>					
Traffic Calming & Pedestrian Safety	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
Neighborhood Safety Measures	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
LATC	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Freight Intermodal Gate House and Scale Modernization	\$ 35,000				
Freight Intermodal Modernization and Expansion	\$ 250,000	\$ 2,000,000			
<b>TOTAL TRANSPORTATION DEPARTMENT</b>	<b>\$ 535,000</b>	<b>\$ 2,250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>
<b>TOTAL PUBLIC SERVICES</b>	<b>\$ 9,270,000</b>	<b>\$ 7,130,000</b>	<b>\$ 7,290,000</b>	<b>\$ 8,450,000</b>	<b>\$ 6,400,000</b>
<b>PUBLIC WORKS</b>					
<b>Road Maintenance Equipment</b>					
Front end loader (loading materials and snow removal)	\$ 190,000		\$ 250,000	\$ 300,000	
Grader		\$ 450,000			\$ 450,000
Mastic Machine	\$ 75,000				
Replace sidewalk tractor (sidewalk maintenance and mowing)	\$ 279,000	\$ 184,000	\$ 184,000	\$ 184,000	\$ 184,000
Replace Sweeper 49	\$ 340,000		\$ 340,000		
Vehicle Lifts	\$ 61,000				
Skid Steer Shoulder Box Attachment	\$ 60,000				
Replace Western Star Pulp Truck		\$ 275,000			
Replace Chipper		\$ 80,000			
Replace Loader Mounted Snow Blower		\$ 150,000			
Light Towers	\$ 26,000				
Ventrac Mower & Attachments	\$ 50,000				
Diamond Saw	\$ 27,000				
Zero Turn Mowers	\$ 37,800				
Hot Box Pavement Reclaimer	\$ 65,000				
<b>Road Maintenance Equipment:</b>	<b>\$ 1,210,800</b>	<b>\$ 1,139,000</b>	<b>\$ 774,000</b>	<b>\$ 484,000</b>	<b>\$ 634,000</b>
<b>Recreation &amp; Open Space Maintenance</b>					
Dog Park		\$ 240,000			
Play Ground Replacement	\$ 300,000		\$ 350,000		
Field Repair	\$ 230,000	\$ 100,000		\$ 100,000	
Upper Pettengill Wall Pad Replacement	\$ 15,000				
Park Repair & Furniture Replacement	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	

# CITY OF AUBURN

## CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN

### FY27 - FY31

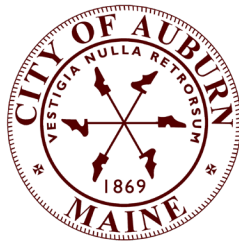
Description	FY27	FY28	FY29	FY30	FY31
Fence Repair Riverwalk	\$ 16,000				
Festival Plaza	\$ 125,000				
<b>Recreation &amp; Open Space Maintenance:</b>	<b>\$ 736,000</b>	<b>\$ 390,000</b>	<b>\$ 400,000</b>	<b>\$ 150,000</b>	<b>\$ -</b>
<b>Electrical Improvements</b>					
Replace Genie Lift School and Public Works		\$ 25,000			
Court Street Light Pole Replacement	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	
Replace School Zone Flashers	\$ 48,000				
<b>Electrical Improvements:</b>	<b>\$ 198,000</b>	<b>\$ 125,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ -</b>
<b>City Fleet Vehicles</b>					
Electrical Division - Vehicle Replacement	\$ 125,000				
Replace Engineering Vehicles	\$ 50,000				
Replace Service Truck	\$ 130,000				
Box Truck for Striping	\$ 65,000				
Replace Car 93	\$ 50,000				
Replace Crew Cab Truck	\$ -				
Replace 1/2 ton pick-ups	\$ 186,492	\$ 100,000			
Replace One Ton Truck with Plow (2)		\$ 70,000	\$ 70,000	\$ 375,000	\$ 375,000
Replace 3/4 Ton Pickup w Plow	\$ 60,000	\$ 90,000			
Replace 7 yard plow trucks (plowing/sanding/road maint)	\$ 331,000	\$ 602,400	\$ 975,000	\$ 602,400	\$ 602,400
Replace 12 yard plow trucks (plowing/sanding/roadway maint)	\$ 400,000		\$ 650,000	\$ 650,000	
Police Vehicle Replacement	\$ 316,000	\$ 316,000	\$ 316,000	\$ 316,000	
Public Safety Command Vehicle Replacement	\$ 450,000				
Fire Vehicle Replacement	\$ 65,000	\$ 135,000	\$ 65,000	\$ 65,000	\$ 65,000
Battalion Chief Command Vehicle Replacement					
Recreation Mini Bus replacement/upgrade		\$ 180,000			
<b>City Fleet Vehicles:</b>	<b>\$ 2,228,492</b>	<b>\$ 1,493,400</b>	<b>\$ 2,076,000</b>	<b>\$ 2,008,400</b>	<b>\$ 1,042,400</b>
<b>FACILITIES &amp; ENERGY</b>					
Auburn Hall Reconfiguration/APD Relocate	\$ 500,000				
Auburn Hall Building Automation System Upgrade		\$ 465,500			
Auburn Hall New ERVS			\$ 712,500		
Auburn Hall Repointing Brick and exterior Masonry work			\$ 1,500,000		
Auburn Hall Fan Coil Full Replacement			\$ 1,500,000		
Engine 5 Preliminary Design & Cost Analysis	\$ 150,000				
Engine 5 Station Reconstruction			\$ 3,000,000		

# CITY OF AUBURN

## CITYWIDE FIVE YEAR - CAPITAL IMPROVEMENT PLAN

### FY27 - FY31

Description	FY27	FY28	FY29	FY30	FY31
Engine 5 Electrical Upgrade (undersized for HVAC)	\$ 100,000				
Engine 5 ERV	\$ 166,250				
Engine 5 Front of Building Storefront Window	\$ 40,000				
Engine 5 Heating, Cooling and Ventilation upgrade	\$ 213,000				
Engine 5 Building Windows		\$ 100,000			
Engine 5 Boiler Replacement	\$ 15,000	\$ 100,000			
Public Works 506.5 KW Solar array(Est. cost prior to 650K rebate)	\$ 1,855,350				
Sand/Salt Building 67 Kittyhawk	\$ 465,000				
Public Works Addition/ Remodel/ New Electrical Service			\$ 3,000,000		
Public Works Repoint Brick			\$ 100,000	\$ 100,000	
NSBA Solar 882.2 KW Solar Array (Est. cost prior to 1.3 Mil rebate)	\$ 3,225,250				
121 Mill St RTU (x2)	\$ 33,500				
<b>City-wide Facilities &amp; Energy Total</b>	<b>\$ 6,763,350</b>	<b>\$ 665,500</b>	<b>\$ 9,812,500</b>	<b>\$ 100,000</b>	<b>\$ -</b>
<b>Auburn Public Library</b>					
Public Library Rooftop Units (X4)	\$ 594,000				
Public Library Building Envelope, ADA Upgrades & Historical Preservation	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	
Public Library Building Lighting Upgrades	\$ 66,500				
Public Library Building Automation System Upgrade	\$ 270,000				
Public Library Roof Coating	\$ 250,000				
<b>Auburn Public Library Total</b>	<b>\$ 1,480,500</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>
<b>TOTAL FACILITIES &amp; ENERGY</b>	<b>\$ 8,243,850</b>	<b>\$ 965,500</b>	<b>\$ 10,112,500</b>	<b>\$ 400,000</b>	<b>\$ -</b>
<b>TOTAL PUBLIC WORKS</b>	<b>\$ 12,617,142</b>	<b>\$ 4,112,900</b>	<b>\$ 13,462,500</b>	<b>\$ 3,142,400</b>	<b>\$ 1,676,400</b>
<b>RECREATION</b>					
Major Equipment Replacement	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
<b>TOTAL RECREATION</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ -</b>
<b>EDUCATION- School Department</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>
<b>TOTAL CIP</b>	<b>\$ 26,266,792</b>	<b>\$ 15,057,900</b>	<b>\$ 25,593,250</b>	<b>\$ 14,866,484</b>	<b>\$ 10,480,400</b>



**ORDER 32-04062026**

# City Council Order

IN COUNCIL

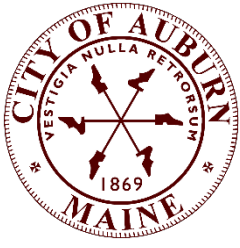
**ORDERED**, that the City Council hereby adopts the 5-Year FY27-31 Capital Improvement Plan, as presented.

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**Rachel B. Randall**, Ward One  
**Kelly L. Butler**, Ward Four  
**Belinda A. Gerry**, At Large

**Timothy M. Cowan**, Ward Two  
**Leroy G. Walker, Sr.**, Ward Five  
**Jeffrey D. Harmon**, Mayor

**Mathieu L. Duvall**, Ward Three  
**Adam R. Platz**, At Large  
**Phillip L. Crowell, Jr.**, City Manager



**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date:** April 6, 2026

**ORDER 33-04062026**

**Author:** Glen E. Holmes, Director of Business & Community Development

**Subject:** Annual Reports to Maine State Housing

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**Information:** The City is required in accordance with the Certificate of Approval issued by the Maine State Housing Authority to provide them with an annual report for each of the Affordable Housing Districts and associated TIF's

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**City Budgetary Impacts:** None

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**Previous Meetings and History:** Annually

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**City Manager Comments:**

I concur with the recommendation. Signature:



**Attachments:** Order and the Reports

**Annual Report for Tax Year April 1, 2025 – March 31, 2026  
**Affordable Housing Tax Increment Financing District**  
**Submission Deadline of April 30, 2026****

**Municipality:** City of Auburn

**Municipal official submitting this report:**

Phillip L. Crowell, Jr.  
**Printed name**

<b>Signature</b>	<b>Date</b>
<b>Title:</b> <u>City Manager</u>	
<b>Mailing address:</b> <u>60 Court Street, Auburn, ME 04210</u>	
<b>Phone number:</b> <u>207-333-6601</u>	
<b>Email address:</b> <u>pcrowell@auburnmaine.gov</u>	

**Name of Affordable Housing Development District:**

48 Hampshire Street

**Date the municipal legislative body approved this Report (not the District):**

April 6, 2026

*In submitting this report, the legislative body of the municipality certifies that the public purpose of the affordable housing district is being met and that the required housing affordability and other conditions of approval, including limitations on uses of tax increment revenues for approved development project costs, set forth in the Certificate of Approval issued by Maine State Housing Authority for the District and the related Affordable Housing Development Program are being maintained.*

**Status of affordable housing within the District:** *“Affordable” means for households earning no more than 120% area median income.*

Type of housing unit	# of Existing affordable units	# of Existing market units	# of Planned affordable units	# of Planned market units
Rental (family)	42	11	0	0
Rental (senior)	0	0	0	0
Owned home/condo	0	0	0	0

**Please list property sales within the District (NOTE: impact on affordability is not required by the statute for this item and in any event would be captured in the chart above):**

N/A

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**Please describe any changes from what was described in the approved Development Program for the District, such as changes to the type, scope or timing of development within the District. If the Development Program and Certificate of Approval for the District allow alternative uses of funds, please list how funds are being used in practice.**

N/A

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**Answer the following question only if the Development Program was approved or its term amended on or after September 23, 2025:**

**Has a certificate of occupancy been issued for the affordable housing in the District?**

Yes       No

If yes was checked, the date of the certificate of occupancy is \_\_\_\_\_, 20\_\_\_\_.

**Annual Report for Tax Year April 1, 2025 – March 31, 2026  
 Affordable Housing Tax Increment Financing District  
 Submission Deadline of April 30, 2026**

**Municipality:** City of Auburn

**Municipal official submitting this report:**

Phillip L. Crowell, Jr.  
**Printed name**

<b>Signature</b>	<b>Date</b>
<b>Title:</b> <u>City Manager</u>	
<b>Mailing address:</b> <u>60 Court Street, Auburn, ME 04210</u>	
<b>Phone number:</b> <u>207-333-6601</u>	
<b>Email address:</b> <u>pcrowell@aubummaine.gov</u>	

**Name of Affordable Housing Development District:**

477 Minot Ave

**Date the municipal legislative body approved this Report (not the District):**

April 6, 2026

*In submitting this report, the legislative body of the municipality certifies that the public purpose of the affordable housing district is being met and that the required housing affordability and other conditions of approval, including limitations on uses of tax increment revenues for approved development project costs, set forth in the Certificate of Approval issued by Maine State Housing Authority for the District and the related Affordable Housing Development Program are being maintained.*

**Status of affordable housing within the District:** *“Affordable” means for households earning no more than 120% area median income.*

Type of housing unit	# of Existing affordable units	# of Existing market units	# of Planned affordable units	# of Planned market units
<b>Rental (family)</b>	36	0	0	0
<b>Rental (senior)</b>	0	0	0	0
<b>Owned home/condo</b>	0	0	0	0

**Please list property sales within the District (NOTE: impact on affordability is not required by the statute for this item and in any event would be captured in the chart above):**

N/A

---

**Please describe any changes from what was described in the approved Development Program for the District, such as changes to the type, scope or timing of development within the District. If the Development Program and Certificate of Approval for the District allow alternative uses of funds, please list how funds are being used in practice.**

N/A

---

**Answer the following question only if the Development Program was approved or its term amended on or after September 23, 2025:**

**Has a certificate of occupancy been issued for the affordable housing in the District?**

Yes       No

**If yes was checked, the date of the certificate of occupancy is \_\_\_\_\_, 20\_\_\_\_.**

**Annual Report for Tax Year April 1, 2025 – March 31, 2026  
 Affordable Housing Tax Increment Financing District  
 Submission Deadline of April 30, 2026**

**Municipality:** City of Auburn

**Municipal official submitting this report:**

Phillip L. Crowell, Jr.  
**Printed name**

<b>Signature</b>	<b>Date</b>
<b>Title:</b> <u>City Manager</u>	
<b>Mailing address:</b> <u>60 Court Street, Auburn, ME 04210</u>	
<b>Phone number:</b> <u>207-333-6601</u>	
<b>Email address:</b> <u>pcrowell@auburnmaine.gov</u>	

**Name of Affordable Housing Development District:**

Webster School

**Date the municipal legislative body approved this Report (not the District):**

April 6, 2026

*In submitting this report, the legislative body of the municipality certifies that the public purpose of the affordable housing district is being met and that the required housing affordability and other conditions of approval, including limitations on uses of tax increment revenues for approved development project costs, set forth in the Certificate of Approval issued by Maine State Housing Authority for the District and the related Affordable Housing Development Program are being maintained.*

**Status of affordable housing within the District:** *"Affordable" means for households earning no more than 120% area median income.*

Type of housing unit	# of Existing affordable units	# of Existing market units	# of Planned affordable units	# of Planned market units
<b>Rental (family)</b>	28	0	0	0
<b>Rental (senior)</b>	0	0	0	0
<b>Owned home/condo</b>	0	0	0	0

**Please list property sales within the District (NOTE: impact on affordability is not required by the statute for this item and in any event would be captured in the chart above):**

N/A

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**Please describe any changes from what was described in the approved Development Program for the District, such as changes to the type, scope or timing of development within the District. If the Development Program and Certificate of Approval for the District allow alternative uses of funds, please list how funds are being used in practice.**

N/A

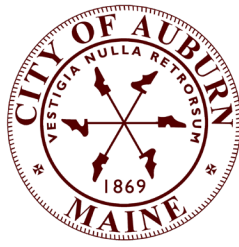
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**Answer the following question only if the Development Program was approved or its term amended on or after September 23, 2025:**

**Has a certificate of occupancy been issued for the affordable housing in the District?**

Yes       No

**If yes was checked, the date of the certificate of occupancy is \_\_\_\_\_, 20\_\_\_\_\_.**



**ORDER 33-04062026**

# City Council Order

IN COUNCIL

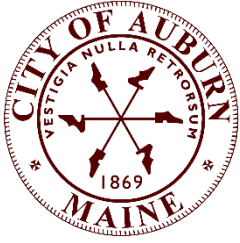
**ORDERED**, that the City Council hereby approves the annual Reports to the Maine State Housing Authority for the Tax Year April 1, 2025 – March 31, 2026, and authorizes the City Manager to sign the annual reports for Affordable Housing Tax Increment Financing Districts # 16 (Webster School, #21 (477 Minot Ave), and # 22 (49 Hampshire Street), as provided by Business and Community Development Staff.

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**Rachel B. Randall**, Ward One  
**Kelly L. Butler**, Ward Four  
**Belinda A. Gerry**, At Large

**Timothy M. Cowan**, Ward Two  
**Leroy G. Walker, Sr.**, Ward Five  
**Jeffrey D. Harmon**, Mayor

**Mathieu L. Duvall**, Ward Three  
**Adam R. Platz**, At Large  
**Phillip L. Crowell, Jr.**, City Manager



**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date:** April 6, 2026

**ORDER 34-04062026**

**Author:** Jonathan P. LaBonte, Transportation Systems Director

**Subject:** Hangar #5 Loan Refinance with Interest (Auburn Lewiston Municipal Airport)

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**Information:**

The Cities of Auburn and Lewiston, through the Auburn-Lewiston Municipal Airport, entered into a long-term lease with a developer for the original construction of a 27,400 hangar for the Constellation project of Lufthansa. In August 2014, to achieve savings by owning a hangar versus leasing it, the cities provided a loan (from their respective fund balances) to the airport for its acquisition. With the departure of Lufthansa, the airport struggled to make loan payments and requested a restructuring, extending the loan from FY27 to FY34.

In March of 2023, Elite Airways was evicted for non-payment. Without a tenant, all utilities and the cost of over a decade of deferred maintenance were shifted to the airport. At the Airport Board's request, both cities deferred the FY23 and FY24 loan payments.

While the full loan payment was made in FY25, the Airport continues operating Hangar #5 at a significant loss, despite now having 15 aircraft based in that building that would otherwise be at other Maine Airports. Efforts to find a new master lease tenant or potential buyers have been unsuccessful due to operating costs and taxes. To control costs while staying committed to full repayment, the Airport Board requested last spring that the outstanding principal (approximately \$600,000 per city) be refinanced over 20 years at zero percent interest. While both city councils initially approved that request, the Lewiston City Council later rescinded that agreement and voted a second time to charge interest.

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**City Budgetary Impacts:** No operating budget impacts

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**Staff Recommended Action:** Passage of this Order

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**Previous Meetings and History:**

August 18, 2014 – City Council authorizes 13-year loan from its General Fund to finance purchase of Hangar #5  
October 15, 2018 – City Council authorizes amendment to the loan to extend payback period from FY27 to FY34  
August 7, 2023 – City Council authorizes FY23 and FY24 loan payments be deferred  
March 3, 2025 – Both Auburn and Lewiston City Councils vote for no-interest 20 year payback period  
April 1, 2025 – Lewiston City Council moves to reconsider refinance and adds 2.58% interest rate

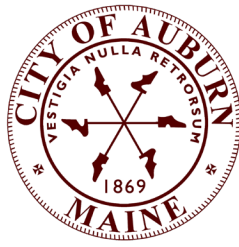
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**City Manager Comments:**

I concur with the recommendation. Signature:

**Attachments:** ORDER

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**ORDER 34-04062026**

# City Council Order

IN COUNCIL

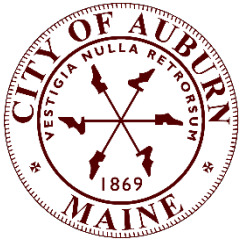
**ORDERED**, authorizing the Finance Director to execute an amended agreement with the Auburn Lewiston Municipal Airport to refinance the outstanding principal on the Hangar #5 loan for 20 years at 2.58% interest as of July 1, 2025.

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**Rachel B. Randall**, Ward One  
**Kelly L. Butler**, Ward Four  
**Belinda A. Gerry**, At Large

**Timothy M. Cowan**, Ward Two  
**Leroy G. Walker, Sr.**, Ward Five  
**Jeffrey D. Harmon**, Mayor

**Mathieu L. Duvall**, Ward Three  
**Adam R. Platz**, At Large  
**Phillip L. Crowell, Jr.**, City Manager



**City of Auburn  
City Council Information Sheet**

**Council Workshop or Meeting Date:** April 6, 2026

**ORDINANCE 06-04062026**

**Author:** Sam Peikes, Planning Coordinator

**Subject:** Review and adoption of LD-427 “An Act to Regulate Municipal Parking Space Minimums”

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**Information:** LD-427 is one of three new housing bills passed by the state that requires local municipal ordinances to be more permissible towards new housing development. LD-427 prohibits a municipality from allowing more than one off-street parking space per residential dwelling unit in a growth area and permits a developer to enter into an off-site parking agreement within a ¼ mile of the development site.

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**City Budgetary Impacts:** None

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**Previous Meetings and History:** Staff presented a draft of proposed ordinance changes to the Planning Board at the February 10, 2026 meeting and at the March 10, 2026 meeting. The Planning Board recommended the proposed ordinance changes be forwarded to the City Council.

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**City Manager Comments:** *Phillip Crowell Jr.*

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**Attachments:** LD-427 state bill and amendments to Chapter 60 Zoning with track changes.

## ***ARTICLE I. IN GENERAL***

### **Sec. 60-1. Terms.**

For the purpose of this chapter, certain terms or words used herein shall be interpreted as follows:

*Lot.* The term "lot" includes the words plot or parcel.

*Person.* The term "person" includes a firm, association, organization, partnership, trust, company or corporation, as well as an individual.

*Shall/may.* The term "shall" is mandatory, the term "may" is permissive.

*Tense.* The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

*Used or occupied.* The term "used" or "occupied" includes the words intended, designed, or arranged, to be used or occupied.

(Ord. of 9-21-2009, § 2.1)

### **Sec. 60-2. Definitions.**

*Parking agreement, means an agreement between a property developer and the owner of an off-site parking facility to provide required parking spaces within 1/4 miles of a development site.*

*Parking space, off-street, means a rectangular area, not less than nine feet by 18 feet, forming a parking stall within or without a structure, not located in any public right-of-way.*

## ARTICLE V. OFF-STREET PARKING AND LOADING

### Sec. 60-607. General provisions and design standards.

Development of the parking and loading spaces required by this section is subject to the following general provisions and design standards:

~~(5) The required parking and/or loading spaces shall be provided on the same lot as the principal use, building or structure they are required to serve. For buildings other than dwellings, parking spaces may be located not more than 300 feet there from should practical difficulties prevent their provision on the same lot.~~

(10) ~~The planning board may impose conditions for off-street parking serving a business or industrial use which abuts the side or rear lot line of a lot in a residential district regarding location, fencing, screening, drainage, ingress and egress, signs and lighting and total capacity of the parking area designed to protect the residential character of the neighborhood are met. Any parking or loading space serving a business or industrial use which abuts the side or rear lot line of a lot in a residential district or use shall be~~ Screeningscreened shall includefrom said lot by a tight evergreen shrub hedge or similar landscaping, a fence, a solid wall or a combination of two or more of the foregoing. The screen landscaping, wall or fence shall be at least six feet high and may be extended no closer than 15 feet from the street line.

(18) Required off-street parking ~~as permitted in any residential or commercial zoning district in the Form Based Code areas~~ for lots which cannot provide their own parking because of location, lot size or existing development may be substituted by parking facilities which, in the public's interest may be provided for by the municipality or private parking resources. No such public or private off-street parking shall be considered as a substitute unless located within ~~1/41,000~~ 1/41,000 milefeet of the principal building or use as measured along lines of public access. ~~A developer engaged in an off-site parking agreement shall provide documentation demonstrating the availability of sufficient capacity at the off-site parking facility.~~

~~(19) In calculating the required number of off street parking spaces, the gross leasable area shall be used.~~

(Ord. of 9-21-2009, § 4.1A; Ord. No. 0403212016, 4-4-2016; Ord. No. 11-03012021, §§ 39, 71, 3-15-2021)

### Sec. 60-608. Parking requirements.

A minimum number of off-street parking spaces shall be provided with each residential use permitted, erected, altered or changed, in accordance with the following standards:

Off-street land use	Minimum number of parking spaces
Residential	
Single-family; farm	1 <del>space</del> /dwelling <del>per</del> unit
Multifamily; two-family	1 <del>space</del> /dwelling <del>per</del> unit
Elderly**	One-half per dwelling unit
Affordable housing development	Off-street parking requirement may not exceed 2 spaces for every 3 units.

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**\*\*Applies to elderly housing as constructed under special local, state or federal guidelines restricting occupancy to elderly persons.**

(Ord. of 9-21-2009, § 4.1B; Ord. No. 28-06212021, 7-19-2021; Ord. No. 23-12022024, 1-6-2025)

***DIVISION 7. MULTIFAMILY SUBURBAN DISTRICT***

**Sec. 60-305. Purpose.**

This district is intended to stabilize and protect medium to high density residential areas by providing for a varied denser urban pattern made suitable to the needs of the population by encouraging a range of dwelling types. This multifamily zone has a maximum density of 17 dwelling units per acre, yet retains the open character of residential areas by requiring 50 percent green space. It is intended that this district will provide the maximum possible freedom in the design of structures and their grouping and will encourage flexible and imaginative layouts and designs.

(Ord. of 9-21-2009, § 3.44A)

**Sec. 60-306. Use regulations.**

(b) *Special exception uses.* The following uses are permitted as special exceptions after approval by the planning board in accordance with division 3 of article XVI of this chapter:

- (1) All uses are permitted by special exception in the Urban Residence (UR) District (division 6 of article IV of this chapter).
- (2) Off-street parking lot, ~~provided that:~~
  - a. ~~Such parking is limited to occupants of buildings located within 500 feet of such parking area whether or not within the same zone.~~
  - b. ~~Reasonable conditions imposed by the planning board regarding location, fencing, screening, drainage, ingress and egress, signs and lighting and total capacity of the parking area designed to protect the residential character of the neighborhood are met.~~

## Sec. 60-361. General standards.

The following provisions apply to all planned unit development districts:

- (1) The dimensional requirements as stated in individual zoning districts shall apply within the PUD but may be increased or decreased due to individual site characteristics as determined by the planning board to promote the purposes set forth in section 60-359 of this chapter.
- (2) ~~Off-street parking and loading spaces shall be provided in accordance with article V of this chapter. The planning board may increase or decrease the required number of off-street parking spaces as stated in article V of this chapter in consideration of the following factors:~~
  - ~~a. The probable number of cars owned by occupants of dwellings in the planned unit development;~~
  - ~~b. The parking needs of any nonresidential uses;~~
  - ~~c. Varying time periods of use, and whatever joint use of common parking areas is proposed.~~
- (3) ~~Whenever the number of off-street parking spaces is reduced because of the nature of the occupancy, the city shall obtain assurance that the nature of the occupancy will not change.~~
- (4) A PUD involving residential uses shall reserve an amount of land equal to that required by section 60-1367 to be held as open space for the mutual use of the residents of the PUD or open to the public. Land reserved to satisfy the open space requirement shall be:
  - a. Administered through a homeowner's association; or
  - b. Dedicated to and accepted by the city for public use; or
  - c. Land occupied by a major recreational use adjacent to a PUD-RR; or
  - d. Managed by a non-profit organization or land trust deemed capable of management by the planning board; or
  - e. A combination of a, b, c and/or d above.
- (5) All of the requirements of the City Code of Ordinances applicable to the zoning district not addressed in this division, shall apply.
- (6) Before granting approval of the final development plans, the planning board must find that said plan addresses each of the following criteria or that one or more of the criteria are not applicable to the proposed development and/or that a practical substitute to one or more of the criteria has been achieved::
  - a. The proposed development has an appropriate relationship to the surrounding area;
  - b. Circulation, in terms of internal street circulation system, is designed for the type of traffic generated, safety, separation from living areas, convenience, access and control of noise and exhaust. Proper circulation in parking areas is designed for safety, convenience, separation and screening;
  - c. Adequate open space has been provided with consideration given to preservation of natural features including trees and drainage areas, topographic features, recreation and views.
  - d. Privacy in terms of needs of individuals, families and neighbors;
  - e. Pedestrian and bicycle traffic in terms of safety, separation, convenience and access points;
  - f. Building types in terms of appropriateness to density, site relationship and bulk;

- 
- g. Building design in terms of orientation, spacing, character, storage, signs and lighting;
  - h. Landscaping of total site in terms of purpose such as screening, ornamental types used, and materials uses, if any;
  - i. Preservation of historically or architecturally significant buildings or places, if any;
  - j. There is public sewer available to the lot or will be made available by the developer prior to certificates of occupancy being issued, except as allowed by section 60-360(a) in the case of a PUD-RR.
  - k. That the proposal meets the requirements of section 60-1335, special exception of this ordinance.

(Ord. of 3-16-2009, § 3.51(D); Ord. of 9-21-2009, § 3.51D; Ord. No. 08-08072017, 9-11-2017)

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## Sec. 60-35. Conversion of one-family dwellings.

In all residential, general business and form based code districts, one-family dwellings erected prior to January 1, 1958, may be converted to two-family dwellings provided that:

- (1) Any floor space created by additions to the existing structure after January 1, 1958, shall not be converted to a second dwelling.
- ~~(2) There will not be less than one accessible off-street parking place of 200 square feet in area, exclusive of driveways, per dwelling unit resulting from such conversion.~~
- (3) Stairways leading to any floor above the first floor will be enclosed within the exterior walls of the dwelling and any fire escapes required will be on the rear or one side of the dwelling and not on any wall facing a street.
- (4) After such conversion, the building converted will retain substantially the appearance and character of a one-family dwelling.
- (5) Single-family dwellings may be converted into two- or multi-family buildings if located in the growth area as delineated in the future land use map of the most recent comprehensive plan and pursuant to sections 60-53 and 60-54.
- (6) Lots in the designated growth areas that are zoned urban residential, suburban residential, rural residential, and low-density country residential shall contain no more than two dwelling units per building.

(Ord. of 9-21-2009, § 3.1C; Ord. No. 04-03072016, 5-16-2016; Ord. No. 23-12022024, 1-6-2025)

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**Sec. 60-499. Use regulation.**

(a) *Permitted uses.* The following uses are permitted:

- (1) Residential dwelling uses permitted in the Multifamily Suburban District (MFS) (division 7 of article IV of this chapter).
- (2) Grocery stores and supermarkets.
- (3) Clothing stores.
- (4) Furniture stores.
- (5) Department stores.
- (6) Specialty shops.
- (7) Hotels and motels.
- (8) Funeral homes and mortuaries.
- (9) Child day care centers.
- (10) Medical and dental clinics.
- (11) Wholesale bakeries.
- (12) Retail laundries and dry cleaners, but not plants.
- (13) Banks, business and professional offices.
- (14) Public transportation passenger offices.
- (15) Governmental offices.
- (16) Municipal, civic or public service buildings and other utility facilities.
- (17) Warehouses, wholesale offices, salesrooms and showrooms.
- (18) Restaurants, bars, dining rooms or lunchrooms, but not to include drive-in and carry-out restaurants.
- (19) Halls, private clubs and lodges, bowling alleys, ice and roller skating rinks, indoor theaters and similar places of indoor amusement or recreation.
- (20) Animal hospitals and pet shops, but no kennels.
- (21) Business equipment repair and business services.
- (22) Radio and television studios.
- (23) Printing shops, but not publishing plants.
- (24) Retail, service, office and commercial uses similar to the foregoing.
- (25) Carwashes.
- (26) Accessory uses, building and structures.
- (27) Shelters for abused persons.
- (28) Greenhouses and lawn maintenance services.
- (29) Temporary outdoor places of amusement.
- (30) Churches and temples.

- 
- (31) Adult use and medical marijuana stores subject to the requirements of chapter 14, article XVIII of the City of Auburn Ordinances.
- (32) Marijuana cultivation accessory to a licensed retail store on the same property.
- (b) *Special exception uses.* The following uses are permitted as special exceptions after approval by the planning board in accordance with division 3 of article XVI of this chapter:
- (1) Automobile filling stations.
  - (2) Automobile repair and service stations.
  - (3) Automobile and marine sales lots and sales and service agencies.
  - (4) Automobile and marine paint and body repair shops.
  - (5) Hospitals, care homes, boardinghouses and lodginghouses.
  - (6) Research or philanthropic institutions.
  - (7) Outdoor theaters.
  - (8) Drive-in or carry-out restaurants.
  - (9) Commercial parks.
  - (10) Sales, rental and service agencies for mobile homes, farm equipment, trucks and trailers, and machine equipment.
  - (11) Light industrial plants which will not create a nuisance by noise, vibration, smoke, odor or appearance.
  - (12) Off-street parking as a commercial or municipal use, ~~provided that such parking is limited to occupants of buildings located within 500 feet of such parking area whether or not within the same district. The planning board may impose conditions regarding fencing and screening, drainage, ingress and egress, signs and lighting, and total capacity of the parking area as it deems necessary to protect the character of the neighborhood.~~
  - (13) Trucking terminals and similar nonprocessing storage and distribution uses, except bulk storage of chemicals, petroleum products and other flammable, explosive or noxious materials.
  - (14) Convenience stores.
  - (15) Research, experimental and testing laboratories.
  - (16) Landscape services.
  - (17) Any new building of 5,000 square feet or more or any existing building which proposes a use permitted under subsection (a) of this section which will occupy an area of 5,000 square feet or more.
  - (18) Automotive towing and storage.
  - (19) Major retail development provided that it meets the conditions noted in section 60-45(g).
  - (20) Outpatient addiction treatment clinics.
  - (21) Adaptive reuse of structures of community significance.
  - (22) Public safety services.
    - a. All projects shall provide a community impact and needs analysis with review and approval from city council or its designee.
  - (23) Government services.

- 
- a. All projects shall provide a community impact and needs analysis with review and approval from city council or its designee.
- (24) Manufacture, compounding or assembling of articles using Maine derived forest products, agricultural products or other natural resource inputs.
- a. The property is located in the Maine Forest Bioproducts Advanced Manufacturing Tech Hub Overlay District.

(Ord. of 9-21-2009, § 3.62B; Ord. No. 11-11072016, 11-21-2016; Ord. No. 05-04032017, § 2, 4-24-2017; Ord. No. 05-05202019, 6-3-2019; Ord. No. 11-03012021, §§ 30, 31, 3-15-2021; Ord. No. 02-02132023, 2-17-2023; Ord. No. 09-05062024, 5-20-2024)

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## Sec. 60-669. Mobile home park standards.

Mobile home parks proposed to be established must have a minimum of three lots and be located within 1,500 feet of municipal sewer and water. Mobile home parks shall meet all of the following standards set forth in this division:

- (1) *Minimum lot size.*
  - a. The minimum lot size shall be 5,000 square feet.
  - b. The following frontage and setbacks shall apply:

Frontage	50 feet
Front setback	15 feet
Side	10 feet
Rear	10 feet

- (2) *Parking in front yard to zero lot line.* Setbacks may be reduced along rear lot lines of lots adjacent to abutting property where buffers are proposed along the perimeter of the proposed park.
- (3) *Siting.* All mobile home lots shall be laid out on the proposed subdivision and site plan showing approximate pad locations prior to final approval. On sites/lots which abut rear lot lines, the pads shall be offset as to not obstruct view from the rear portion of each unit. Units/lots that abut public roads shall meet front yard setbacks established by the zone in which the park is proposed.
- (4) *Off-street parking requirements.*
  - a. Off-street parking in the form of parking lots or carports for mobile home parks shall meet the same standards as provided in article V of this chapter.
  - ~~b. Residential parking spaces need not be located on lots occupied by the dwelling units served, but at least two such spaces per unit shall be reserved for, and located within 100 feet walking distance of the dwelling unit it is intended to serve. No on-street parking will be provided.~~
  - ~~b.e.~~ Parking on each individual lot will be allowed to infringe the principal structure setbacks. All off-street parking must be of an impervious material. All off-street parking lots proposed must be shown on the site and subdivision plans at time of planning board review.
  - ~~c.d.~~ Lots with 50 feet of frontage will allow parking within the ten-foot side yard setback and associated front setback.
- (5) *Buffering and landscaping.*
  - a. All parks shall provide and maintain a buffer strip of 50 feet around the perimeter of the mobile home park. If the per acre density of homes within the mobile home park is at least two times greater than:
    1. The density of residential development on immediately adjacent parcels of land; or
    2. If the immediately adjacent parcels of land are undeveloped, the maximum net residential density permitted by applicable municipal ordinances or state law. This buffer must include either a wooden stockade fence, a chainlink fence with vegetative cover at a minimum height of six feet or the buffer must be heavily vegetated with coniferous trees that at the time of planting must be six feet in height. Heavily vegetated is considered to mean trees planted in a row at least eight feet on center. The buffer vegetation shall not exceed 25 feet in width. Each row shall be offset from the adjacent row. The planning board may

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allow a reduction in the buffer width, if the developer can prove that the intent of this provision is not impaired.

- b. Where possible, existing trees shall be preserved, mobile home sites shall be oriented with respect to scenic vistas, natural landscape features, topography and natural drainage areas. Areas such as wetlands shall be preserved in accordance with the Army Corps of Engineers standards.
  - c. Open space, storage or recreation requirements shall not exceed ten percent of the combined area of the individual lots within a mobile home park. If the developer wishes to develop more than ten percent open space, storage and/or recreation area, he may do so.
- (6) *Accessory buildings and utility sheds.*
- a. Utility sheds or accessory buildings will be allowed along the rear portion of the lot and along the rear lot line and shall not exceed two percent of the lot size.
  - b. At least one large storage facility may be required in the park in order to store such items as recreation vehicles, boats, snowmobiles and all other licensed and unlicensed recreation vehicles which might otherwise be stored in a parking space to be utilized by an individual unit. This area shall in total not be less than 50 square feet for each mobile home lot and shall have screening around the storage area on all four sides. Fully enclosed security fencing is encouraged.
- (7) *Street design standards.* Privately owned and maintained streets shall meet the following requirements:
- a. Streets shall have a right-of-way of 23 feet in width, and pavement shall be 20 feet in width.
  - b. Intersections proposed as part of the mobile home park which will tie directly into city accepted streets, shall meet minimum intersection geometric design standards as developed by the institute of transportation engineers or the American Association of State Highway and Transportation Officials.
  - c. All street design plans must be stamped and signed by a registered professional engineer.
- (8) *Refuse.* Refuse containers shall be conveniently located throughout the site at a rate of one eight yard garbage container for every 20 mobile home units and shall be fenced in on three sides in order to protect the health and safety of the park residents. This standard is based on a weekly pickup and may be reduced if pick-up is more frequent. In the event lot-to-lot pickup is provided by the park management, this provision shall be waived.
- (9) *Fire hydrants.* Fire hydrants shall be placed at a distance of no more than 1,000 feet apart in order to service the complete mobile home park.
- (10) *Mailboxes.* Must be established in such a manner that at a minimum five vehicles may be able to either park or be queued in order to pick up mail at the proposed mail box location. This location must also be approved in writing by the local postmaster.
- (11) *Design and anchoring of units.* All units being established within an approved mobile home park are subject to all standards noted in section 60-1010(d)(1) through (10).
- (12) *Site plan standards for review.* Provisions of this section are subject to both division 4, subdivision, and division 2, site plan review, of article XVI of this chapter for review.
- (13) *PUDs.* Planned unit developments (PUDs) are encouraged under section 60-385. If a developer proposes a park under the PUD section, then all standards and sections of that article must be met.

(Ord. of 9-21-2009, § 4.3E; Ord. No. 11-03012021, § 37, 3-15-2021)

PART II - CODE OF ORDINANCES  
 Chapter 60 - ZONING  
 ARTICLE IV. - DISTRICT REGULATIONS  
 DIVISION 14. FORM BASED CODE

*DIVISION 14. FORM BASED CODE<sup>1</sup>*

**Subdivision I. In General**

**Sec. 60-554. Form based code use and parking matrix.**

<b>Key:</b>	
S =	Special exception
P =	Permitted
X =	Prohibited
sp =	Parking space
sf =	Square foot of gross floor space
DU	Dwelling unit
=	

USE(1)	T-4.1	T-4.2B (4)	T-4.2	T-5.1	T-5.2	T-6	PARKING REQUIREMENTS(2)
<b>Residential Use Type</b>							
Single family	P	P	P	P	<u>P</u>	<u>P</u>	1 sp/DU
Duplex	P	P	P	P	P	P	1 sp/DU
Townhouse	P	P	P	P	P	P	1 sp/DU
Multi-family	P	P	P	P	P	P	1 sp/DU plus <del>1</del> guest space/4 DU
Bed & breakfast < 4 rooms	S	S	P	P	P	P	1 sp/employee plus 1 sp/guest
Bed & breakfast > 4 rooms	S	S	S	P	P	P	1 sp/employee plus 1 sp/guest
Hotel	X	X	X	S	S	P	½ sp/employee plus 1 sp/room

<sup>1</sup>Editor's note(s)—Ord. No. 04-03072016, adopted May 16, 2016, repealed former Div. 14, §§ 60-546—60-549, in its entirety and enacted new provisions as herein set out. Former Div. 14 pertained to the central business district and derived from Ord. of 9-21-2009, §§ 3.69A—3.69D; Ord. of 2-16-2010.

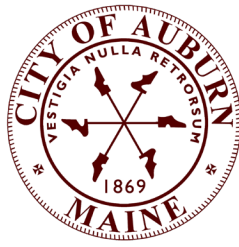
Elderly/child care facility	S	S	S	S	S	P	½ sp/employee plus 1 sp/8 users
Home occupation	P	P	P	P	P	P	Based on use type (ch. 60, art. IX)
Community based residential facilities	P	S	P	P	P	P	1 sp/employee plus 1 sp/client
Boarding house/ lodginghouse	P	S	P	P	S	X	1 sp/guestroom plus 1 sp/employee
<b>Office/Service</b>							
Professional offices	S	S	S	P	P	P	None
Medical and dental clinics	S	S	S	P	P	P	None
Personal services	S	S	P	P	P	P	None
<b>Retail Type Use</b>							
General retail	S	S	S	P	P	P	None
Age restricted retail(3)	S	X	S	S	S	S	None
Specialty shops	S	P	P	P	P	P	None
Restaurant up to 30 seats w/16 outdoor	X	S	S	P	P	P	None
Restaurant over 30 seats w/16 outdoor	X	X	S	S	P	P	None
Halls, private clubs, indoor amusement	S	S	S	S	P	P	None
Artist studios, performing art center	S	S	S	P	P	P	None
<b>Civic</b>							
Church or places of worship	S	S	S	P	P	P	None
Government offices	X	S	X	P	P	P	None
Art galleries	S	P	P	P	P	P	None
Transportation facilities	X	X	X	S	S	S	None
Adaptive reuse of structures of community significance	S	S	S	S	S	S	None
Public safety services(5)	S	S	S	S	S	S	None
Government service(5)	S	S	S	S	S	S	None
Municipal or public utilities and	S	S	S	S	S	S	None

communication facilities(5)							
Municipal services	P	P	P	P	P	P	None
Detention facility(5)	X	X	X	X	S	X	None

**Notes:**

- (1) Uses not listed are considered prohibited unless deemed similar by the director of planning or by the planning board through a special exception approval.
- ~~(2) \* Parking requirements in T 4.1, T 4.2B, T 4.2, T 5.1, T 5.2 and T 6 may be provided by the municipality or private parking resources within 500 feet of the principal building, subject to planning board approval.~~
- (3) Where more than 50 percent of floor space is devoted to age restricted goods. This may include licensed adult use or medical marijuana stores.
- (4) Office, service and retail uses limited to 1,500 SF footprint and must include a residential unit; no drive through businesses allowed.
- (5) All projects shall provide a community impact and needs analysis with review and approval from city council or its designee.
- ~~(6) For an affordable housing development, off street parking requirements may not exceed two spaces for every three units.~~

(Ord. No. 04-03072016, 5-16-2016; Ord. No. 05-04032017, § 2, 4-24-2017; Ord. No. 07-05202019, 6-3-2019; Ord. No. 29-06212021, 7-19-2021; Ord. No. 20-09062022, § 3, 9-19-2022; Ord. No. 02-02132023, 2-17-2023; Ord. No. 23-12022024, 1-6-2025)



# City Council Ordinance

## IN CITY COUNCIL

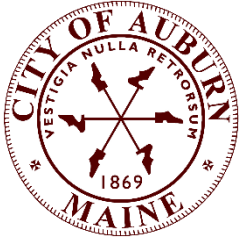
**BE IT ORDAINED**, that THE CITY OF AUBURN hereby amends Auburn’s Code of City Ordinances Chapter 60 to comply with LD-427 “An Act to Regulate Municipal Parking Space Minimums”, which prohibits more than one off-street parking space per dwelling unit and allows a developer to satisfy parking requirements through an off-site parking agreement within existing facilities located within a ¼ mile of the development site.

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**Rachel B. Randall**, Ward One  
**Kelly L. Butler**, Ward Four  
**Belinda A. Gerry**, At Large

**Timothy M. Cowan**, Ward Two  
**Leroy G. Walker, Sr.**, Ward Five  
**Jeffrey D. Harmon**, Mayor

**Mathieu L. Duvall**, Ward Three  
**Adam R. Platz**, At Large  
**Phillip L. Crowell, Jr.**, City Manager



## City of Auburn City Council Information Sheet

**Council Workshop or Meeting Date:** April 6, 2026

**Subject:** Executive Session

**Information:** Pursuant to 1 M.R.S.A. Section 405(6) (D) for labor contract negotiations concerning Police Department Patrol Unit.

**Executive Session:** On occasion, the City Council discusses matters which are required or allowed by State law to be considered in executive session. Executive sessions are not open to the public. The matters that are discussed in executive session are required to be kept confidential until they become a matter of public discussion. In order to go into executive session, a Councilor must make a motion in public. The motion must be recorded, and 3/5 of the members of the Council must vote to go into executive session. An executive session is not required to be scheduled in advance as an agenda item, although when it is known at the time that the agenda is finalized, it will be listed on the agenda. The only topics which may be discussed in executive session are those that fall within one of the categories set forth in Title 1 M.R.S.A. Section 405(6). Those applicable to municipal government are:

A. Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons subject to the following conditions:

- (1) An executive session may be held only if public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated;
- (2) Any person charged or investigated must be permitted to be present at an executive session if that person so desires;
- (3) Any person charged or investigated may request in writing that the investigation or hearing of charges or complaints against that person be conducted in open session. A request, if made to the agency, must be honored; and
- (4) Any person bringing charges, complaints or allegations of misconduct against the individual under discussion must be permitted to be present. This paragraph does not apply to discussion of a budget or budget proposal;

B. Discussion or consideration by a school board of suspension or expulsion of a public school student or a student at a private school, the cost of whose education is paid from public funds, as long as:

- (1) The student and legal counsel and, if the student is a minor, the student's parents or legal guardians are permitted to be present at an executive session if the student, parents or guardians so desire;

C. Discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency;

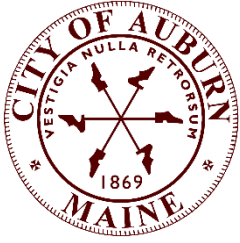
D. Discussion of labor contracts and proposals and meetings between a public agency and its negotiators. The parties must be named before the body or agency may go into executive session. Negotiations between the representatives of a public employer and public employees may be open to the public if both parties agree to conduct negotiations in open sessions;

E. Consultations between a body or agency and its attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage;

F. Discussions of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute;

G. Discussion or approval of the content of examinations administered by a body or agency for licensing, permitting or employment purposes; consultation between a body or agency and any entity that provides examination services to that body or agency regarding the content of an examination; and review of examinations with the person examined; and

H. Consultations between municipal officers and a code enforcement officer representing the municipality pursuant to Title 30-A, section 4452, subsection 1, paragraph C in the prosecution of an enforcement matter pending in District Court when the consultation relates to that pending enforcement matter.



## City of Auburn City Council Information Sheet

**Council Workshop or Meeting Date:** April 6, 2026

**Subject:** Executive Session

**Information:** Pursuant to 1 M.R.S.A. Section 405(6) (D) for labor contract negotiations concerning Public Works Department.

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A. Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons subject to the following conditions:

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- (1) The student and legal counsel and, if the student is a minor, the student's parents or legal guardians are permitted to be present at an executive session if the student, parents or guardians so desire;

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H. Consultations between municipal officers and a code enforcement officer representing the municipality pursuant to Title 30-A, section 4452, subsection 1, paragraph C in the prosecution of an enforcement matter pending in District Court when the consultation relates to that pending enforcement matter.