



Agenda

Comprehensive Planning Committee

February 24, 2026, at 6:00 - 9:00 PM

Council Chambers, Second Floor, Auburn Hall

1. **ICE BREAKER**
2. **ROLL CALL:** Committee members and staff
3. **MINUTES:** Minutes from January 27, 2026
4. **PUBLIC COMMENT**
5. **POLICIES & ACTIONS UPDATE:** Lauren will provide an overview of the current work on the Policies and Actions.
6. **OVERVIEW OF CHANGES TO THE GROWTH AREA MAPS FROM THE LAST MEETING:** BerryDunn will present the changes made to the Future Land Use Map from the January meeting.
7. **FINALIZE THE BOUNDARIES OF THE GROWTH AREAS:** The Committee will finalize the moderate growth/moderate density and low growth/low density areas, and discuss any remaining comments regarding the high growth/high density areas.
 - a. Remaining discussion points for the high growth/high density areas:
 - i. Airport Area of Influence
 - ii. Sustainability and Natural Resource Management Board (SNRB) comments
8. **LAND USE CATEGORIES:** BerryDunn will introduce land use categories for each of the three growth areas.
9. **NEXT MEETING:** March 19th and March 24th, 2026
10. **ADJOURNMENT**



Comprehensive Planning Committee Minutes - DRAFT

January 27, 2026, at 6:00 PM

Council Chambers, Second Floor, Auburn Hall

1. ICE BREAKER

What did you do yesterday during the snowstorm?

2. ROLL CALL: Committee members and staff

Denis Bergeron, Kelly Butler, John Cleveland, Beckie Conrad, Jane Costlow, Tim Cowan, Mathieu Duvall, Jeff Harmon, Bilal Hussein, Paul Jacques, Virginia Keel, Bruce Rioux, Dana Staples and Rick Whiting.

Absent: Riley Bergeron, Adam Lee, Rex Rhodes

Staff members Present: Lauren Caffé (Long Range Planner), Samantha Peikes (Planning Coordinator) and Denis D'Auteuil (Assistant City Manager)

Consultant Members Present from BerryDunn: Ali Tobey and Ashley Aaron.

3. MINUTES: Minutes from December 16, 2025

Mathieu Duvall moved to amend last month's minutes, noting his name is spelled incorrectly in two places.

Motion made by Mathieu Duvall, seconded by Paul Jacques to approve the December 16, 2025 minutes, as amended: Vote: 13-0, Motion carries.

4. PUBLIC COMMENT

Richard Reynolds, a local real estate agent, urged action to meet Auburn's housing demand by 2030, stressing more two-family homes and support for smaller, higher-density housing.



Stephen Beale, of 575 Johnson Road, opposed converting two agricultural areas near Stetson Road and Hardscrabble Road into high-density growth zones, citing their ongoing farming use and incompatibility with surrounding land.

5. SCHEDULE UPDATES: BerryDunn will provide an overview on the Comprehensive Plan timeline.

The committee reviewed an updated timeline, which was extended to allow completion of growth area boundaries, workshops, and the required public hearing notice. Planning Board updates are scheduled for February and City Council in March. Staff will finalize policies and actions for review, and subcommittees will reconvene in early spring after edits are made.

Administrative staff have reviewed subcommittee work, and John completed a review of all action items and policies. After edits, a clean draft will go to committees and boards before public comment. Subcommittee meetings are postponed until March to allow review of a complete draft.

6. DISCUSSION OF LD 1829 CHANGES AND IMPACTS ON GROWTH AREAS:

BerryDunn will present on the LD 1829 changes and its impacts on the Future Land Use Map.

- a. The Committee will answer this question to help finalize the red (high growth/high density) area: *Is the committee comfortable with the four unit/5,000 square foot density minimum requirement throughout the entire red (high growth/high density) area?*

The main focus was on new density requirements under LD1829. Visuals, including comparisons to the size of a basketball court, were used to illustrate these requirements. Committee members asked how the rules would apply to large parcels, and it was clarified that a landowner could subdivide a large property into 5,000-square-foot lots, each allowing four units, though actual development potential would be reduced by the need for roads and infrastructure. Using an online poll, 13 committee members were comfortable with the four unit/5,000 square foot density minimum requirement throughout the entire red (high growth/high density) area.

7. OVERVIEW OF CHANGES TO THE GROWTH AREA MAPS FROM THE LAST MEETING: BerryDunn will present the changes made to the Future Land Use Map from the December meeting.

- a. The Committee will answer the following questions to finalize the boundaries of the remaining growth areas:



- i. *Should the moderate growth areas that front major roads extend all the way to the City's boundary?*

The committee debated whether to extend moderate growth (yellow) zones to the city boundaries along Trapp Road and Panel Road. Most members opposed the idea, citing concerns about infrastructure costs, service delivery, and the goal of concentrating growth where services already exist. They agreed to keep current boundaries unchanged. The group then reviewed small parcels near Vickory and Riverside Drive, deciding to change them from green (low growth/low density) to yellow (moderate growth/moderate density) to allow potential residential development, noting the history of prior zoning decisions. At the next meeting, additional moderate growth areas will be reviewed and revisited, using an updated map.

- ii. *Should the floating low growth area along I-95 between the high and moderate growth area be changed to a moderate growth area?*

When reviewing areas near the New Gloucester line and I-95 corridor, the committee noted environmental factors like wetlands and habitat blocks but agreed these should not dictate growth zone designation. They finalized some changes along I-95 and flagged parcels such as Fletcher Road, Foster Road, and Hardscrabble Road for further review due to infrastructure limitations and agricultural use.

- iii. *Do the draft growth areas meet community priorities identified throughout the engagement process? (e.g., concerns about high cost of living and property taxes, improved public safety, and infrastructure maintenance; desire for increased walk/bikeability; desire for increased entertainment amenities, shops, and restaurants; need to downsize or transition to assisted living; housing affordable to a variety of price points; etc.). If no, are there any additional modifications to growth area boundaries to finalize the growth area map?*

Due to time constraints, the committee agreed to pause, acknowledging that remaining work on growth areas and land use categories will continue in future meetings.



- 8. LAND USE CATEGORIES:** BerryDunn will introduce land use categories for each of the three growth areas. The Committee will finalize the land use categories at the February meeting.

The committee postponed land use categories, due to time constraints.

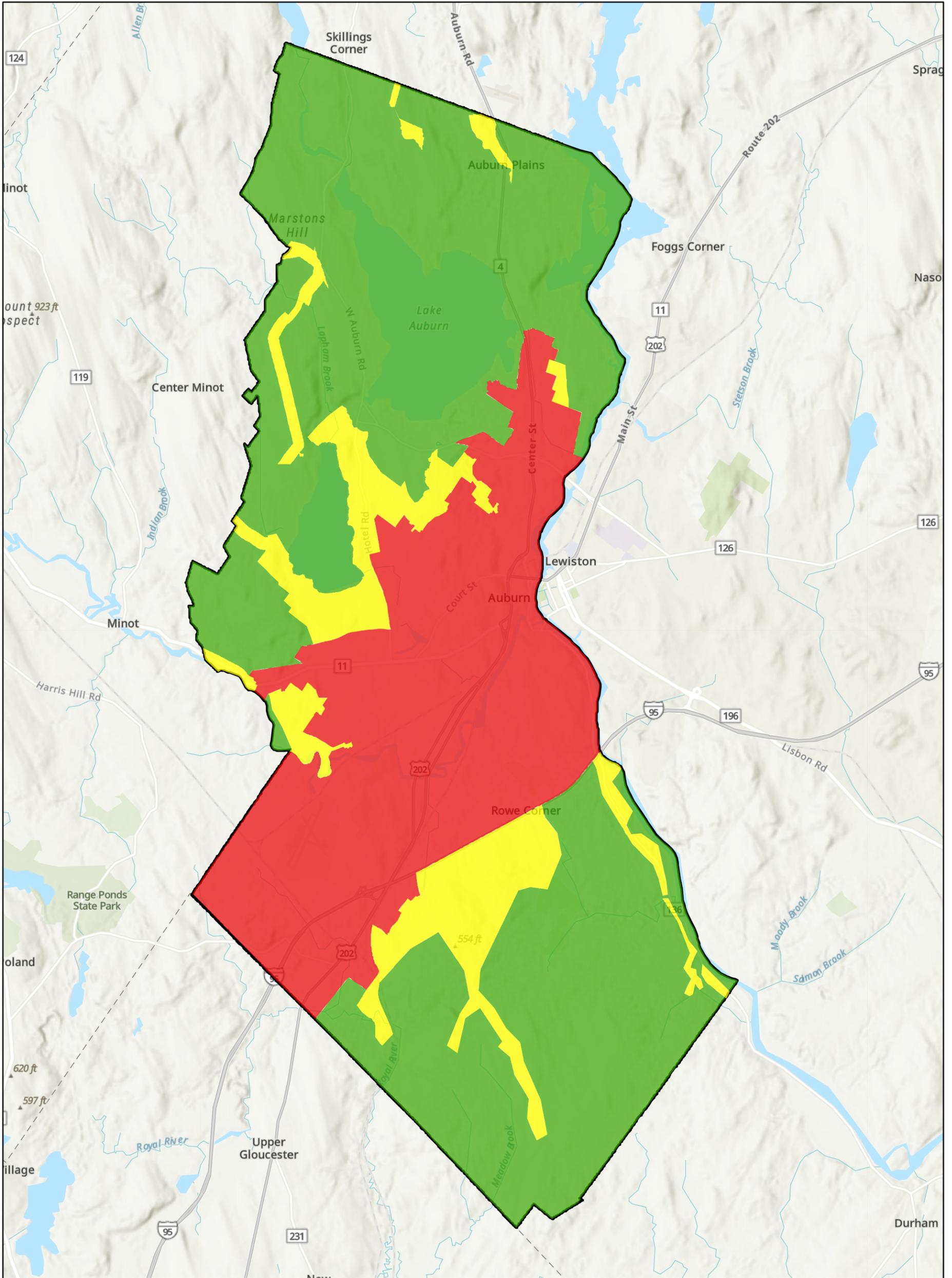
- 9. NEXT MEETING:** February 24th, 2026

- 10. ADJOURNMENT**

The meeting adjourned at 8:40 p.m.

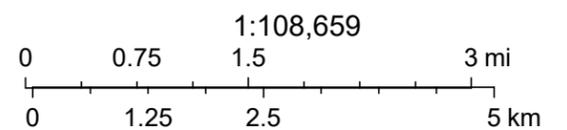
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February Future Land Use Map



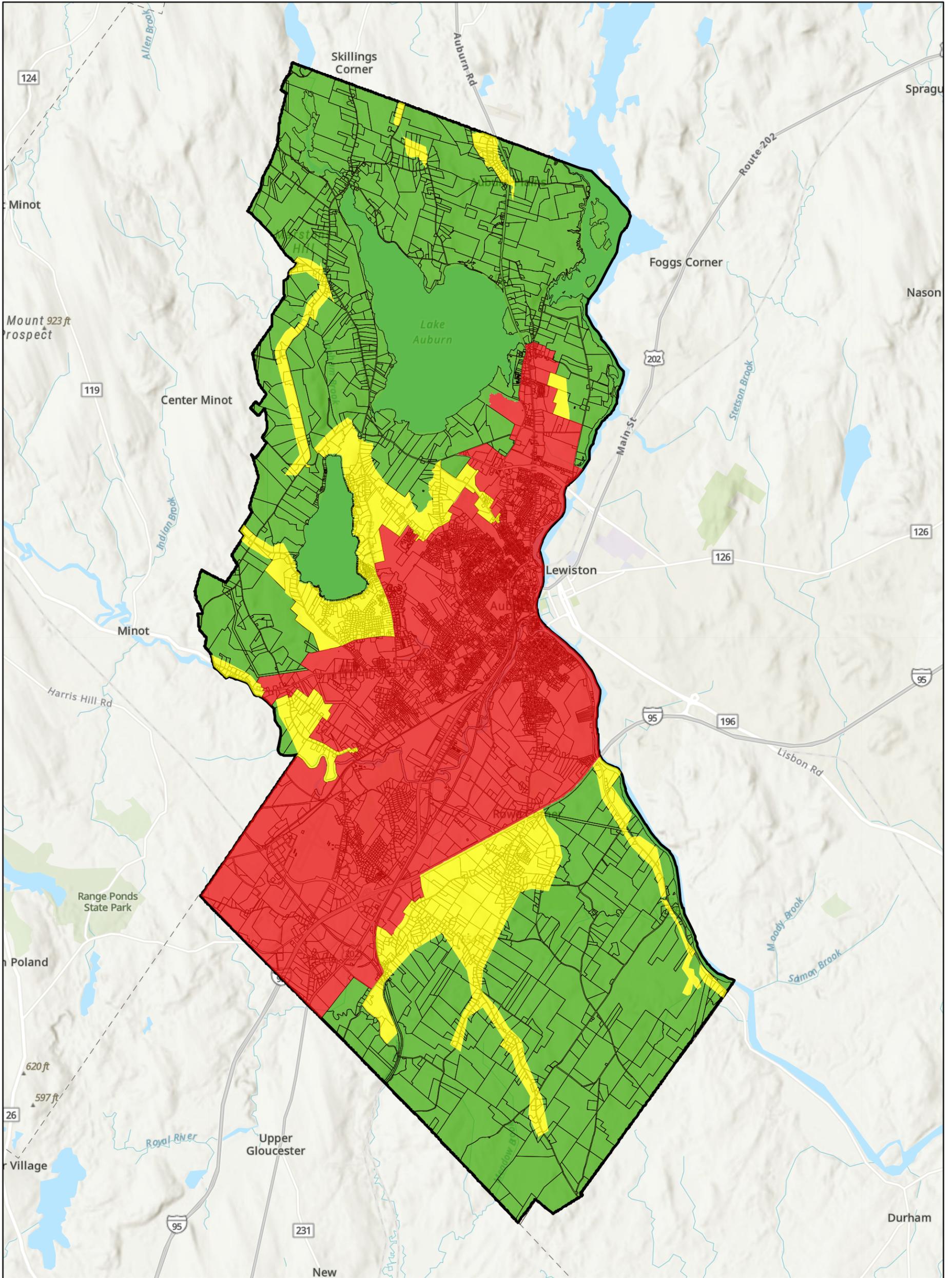
2/18/2026

- Low Growth Area
- Moderate Growth Area
- High Growth Area
- City Boundary



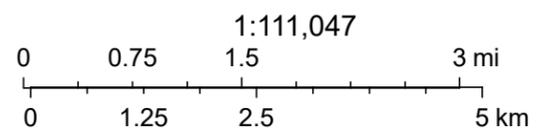
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Growth Areas Map



2/10/2026

-  Moderate Growth
-  High Growth
-  City Boundary
-  Parcels
-  Low Growth



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