



Minutes
Comprehensive Planning Committee
September 23, 2025

1. ROLL CALL: Committee Members, City Staff, and Consultants

Denis Bergeron, Riley Bergeron, Kelly Butler, John Cleveland (Chair), Beckie Conrad, Jane Costlow, Tim Cowan, Matt Duvall, Jeff Harmon, Paul Jacques, Virginia Keel, Adam Lee, Bruce Rioux, Rex Rhoades, and Dana Staples.

Absent: Heidi Bertels and Rick Whiting

Staff Members Present: David Hediger (Planning Director), Lauren Caffé (Long Range Planner), Phil Crowell (City Manager), and Denis D'Auteuil (Assistant City Manager)

Consultant Members Present from BerryDunn: Ali Tobey

2. MINUTES: Minutes from August 26, 2025

Motion made by Paul Jacques seconded by Denis Bergeron to approve the August 26, 2025, minutes as amended: Vote: 14-0 Motion Carries

3. PUBLIC COMMENT: None

4. COMMITTEE MEMBER RESIGNATION:

Due to no longer living in Auburn, Heidi Bertels has resigned.

5. DRAFT VISION STATEMENT:

Ali presented the Committee with two different draft vision statements to choose from. The Board agreed they preferred the opening statement/guiding principles from Version 2 and the goals from Version 1 but in the format of the goals from Version 2. Ali will combine the two, separate the 7th goal into two separate goals,

and refine some of the wording as suggested. She will share the updated draft with the community and bring it back to the Committee in October.

6. LAND USE: Presentation by BerryDunn;



Ali said over the next few months the Committee will be working on the future land use map and future land use plan as well as policies and actions. She gave an overview of the required components of a comprehensive plan, the definition and purpose of future land use, parts of a future land use map, what a growth area is and the types of growth areas, land use categories, and future land use examples. She also pointed out that she provided additional background information and resources.

7. COMPREHENSIVE PLAN SCHEDULE UPDATE:

John let the Committee know that he and Lauren will be giving the City Council an update on October 6th and the Planning Board an update on October 14. Ali reviewed the project schedule from now through July, 2026.

8. CHANGE IN MEETING DATES: November 18 and December 16

Due to the scheduled November meeting being Thanksgiving week and the scheduled December meeting being Christmas week, the meetings will be held November 18 and December 16.

9. NEXT MEETING: October 28, 2025

10. ADJOURNMENT

Motion made by Beckie Conrad seconded by Tim Cowan to adjourn at 7:21 p.m.:

Vote: 15-0 Motion Carries