



Agenda

Comprehensive Planning Committee

December 16, 2025, at 6:00 PM

Council Chambers, Second Floor, Auburn Hall

1. **ICE BREAKER**
2. **ROLL CALL:** Committee members and staff
3. **MINUTES:** Minutes from November 18, 2025
4. **PUBLIC COMMENT**
5. **SUBCOMMITTEE REPORTS:** Committee discussion
 - a. *Objective: To provide subcommittee progress updates on policies and actions to date.*
 - b. Committee Preparation: Bring comments on the subcommittee meetings.
6. **FUTURE LAND USE MAP:** BerryDunn
 - a. *Objective: Work on the boundaries of the high growth / high density areas for the Future Land Use map. If time allows, work on the medium growth / medium density and low growth / low density boundaries.*
 - b. Committee Preparation: Complete the Future Land Use Map worksheet and bring questions and comments related to the growth areas.
7. **NEXT MEETING:** January 27th, 2026
8. **ADJOURNMENT**



Comprehensive Planning Committee Minutes - DRAFT

November 18, 2025, at 6:00 PM

Council Chambers, Second Floor, Auburn Hall

1. ICE BREAKER

Imagine 10 years from now, what will be the headline of the newspaper be about the Comprehensive Plan?

2. ROLL CALL: Committee members and staff

Denis Bergeron, Riley Bergeron, Kelly Butler, John Cleveland (chair), Beckie Conrad, Tim Cowan, Matt Duvall, Jeff Harmon, Paul Jacques, Adam Lee, Bruce Rioux, Rex Rhoades, Dana Staples and Rick Whiting.

Absent: Jane Costlow

Staff members Present: David Hedigar (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 and Ashley Aaron.

3. MINUTES: Minutes from October 28, 2025

John Cleveland suggested one change to last month's minutes under Public Comment: Stephen Beale's last name is spelled with an "E".

Motion was made by Paul Jacques seconded by Tim Cowan to approve the October 28, 2025, minutes as amended. Vote: 14-0 Motion Carries

4. PUBLIC COMMENT

Stephen Beale of 575 Johnson Road urged the committee to integrate a deeper analysis of the city's diverse geography, geology, and soil types into the future land



use map. He believes that these physical characteristics are just as critical to determining appropriate zoning locations as density designations.

5. VISION STATEMENT: BerryDunn; confirm changes and finalize vision statement.

Ali Tobey of BerryDunn presented revisions to the Vision Statement based on recommendations from the previous meeting. Arts, culture and schools were added to the community goal, language was cleaned up, and the vision's purpose was expanded on for the public website.

Motion was made by Tim Cowan seconded by John Cleveland to accept the changes and present status of the mission statement and vision statement.

Vote: 14-0 Motion Carries

6. SUBCOMMITTEE REPORTS: Committee discussion; subcommittee progress on policies and actions.

The committee received reports from two subcommittees: one focusing on the Natural Environment, Parks and Recreation, and Community, and the other on Housing, Economy, and Transportation. The goal of these sessions is to translate high-level community engagement feedback into a structured action table.

The Natural Environment, Parks and Recreation, and Community group reported that their session generated a wide variety of ideas, ranging from broad policies to specific actions. Members felt the process mirrored earlier brainstorming sessions and noted the need to refine these broad concepts into concrete deliverables during the next round.

The Housing, Economy, and Transportation group faced a much higher volume of discussion points. Members noted that some proposed ideas directly competed with one another, which will require significant conversation to resolve. Consequently, there were concerns regarding whether the remaining two meetings would be sufficient to cover all topics. This group also expressed frustration regarding jurisdictional conflicts between municipal goals and state laws, particularly regarding MDOT regulations and road postings.

7. FUTURE LAND USE MAP: BerryDunn; discuss boundaries of the 3 growth areas (high density/high growth, medium density/medium growth, low density/low growth) for the draft future land use map.

Ali Tobey of BerryDunn presented conceptual materials and an interactive draft map, noting that these documents are still in the preliminary stages. The presentation was specifically designed to address questions raised in the previous meeting regarding the relationship between water and sewer infrastructure and designated growth areas, particularly in light of recent state rulemaking.

She outlined three specific categories the state is using to regulate density and minimum lot sizes. These rules dictate what the municipality must allow, rather than what a developer must build.

A color-coded draft map was presented, which categorized the land based on the committee's guiding principles of high, moderate and low growth areas. The mapping process revealed some conflict areas where the guiding principles overlap. The discussion focused on identifying and reconciling conflict areas in the community's land use planning.

- 8. LAND USE CATEGORIES:** BerryDunn; introduce and discuss potential land use categories for the draft future land use map.

The committee was given a preliminary framework and examples of potential land use categories to bridge the gap between designated growth areas and future zoning updates.

Jeff Harmon would like a clear checklist of defined characteristics for each category to act as clear "guide rails" for future zoning. Beckie Conrad believes the committee must identify if current ordinances or policies prevent desirable housing types (i.e., senior downsize options) that are needed in Auburn. Dana Staples said the committee should be careful about the negative consequences of downzoning existing neighborhoods, which can render current homes non-conforming and "handicap homeowners."

- 9. NEXT MEETING:** December 16, 2025

10. ADJOURNMENT

Motion was made by Tim Cowan seconded by John Cleveland to adjourn at 7:53 pm. Vote: 14-0 Motion Carries

CPC Future Land Use Guiding Questions

Please provide any answers or thoughts for each of the questions below. If needed, please also include any questions or considerations. Responses to these questions could be provided in a variety of formats, including drawing or circling areas on the PDF map, written responses in the table below, or any other format that would be easy for committee members to provide.

Resources: Please refer to the resources below when answering these questions.

1. Future Land Use Presentation – September and October Meeting Agenda Packets
2. Vision Statement – November Meeting Agenda Packet
3. [Draft area StoryMap](#) – This also includes the types of growth categories defined in LD 1829 (areas with water and sewer AND in a high-growth area, areas with water and sewer NOT in a high-growth area, and growth areas that do not have water and sewer. As a note, if an area is designated as a growth area but does not yet have water and sewer, the City is not required to extend water and sewer into these areas, but could in the future if possible.
4. [Dashboard with GIS layers](#)

Guiding Questions	Comments and questions
Growth-Related Questions	
<ul style="list-style-type: none"> • Based on the draft high-growth area and vision statement, are there modifications or changes that should be made to the boundary? For example, are there places within the high-growth area that should see less dense development and could be considered “moderate growth areas”? 	<p>I support expanding the high-growth area outward in a few targeted places.</p> <p>Relying only on the dense in-town area for future growth is costly, slower to redevelop, and limited in space.</p> <p>Strategic outward expansion can bring in new housing, new development, and new tax revenue that Auburn can use to reinvest in our downtown and core neighborhoods.</p>

Guiding Questions	Comments and questions
	<p>This allows us to balance growth, meet immediate demand, and support long-term revitalization.</p> <p>Expansion should be intentional, avoid sensitive areas like the watershed, and align with transportation needs but Auburn should not limit itself to the existing high-growth footprint.</p>
<ul style="list-style-type: none"> Based on the draft low-growth area and vision statement, are there modifications or changes that should be made to the boundary? 	<p>Yes. I think some of the low-growth boundary should be adjusted. We should keep the watershed protected, but there are low-growth areas near existing development that could shift to moderate-growth. This would allow Auburn to expand in a smart way, bring in new housing and revenue, and support future investment in the downtown.</p>
<ul style="list-style-type: none"> Based on the draft moderate-growth area and vision statement, are there modifications or changes that should be made to the boundary? 	<p>Yes. I think some areas currently marked as low-growth could shift into moderate-growth, especially where development already exists or where services are nearby. Moderate growth should act as a transition zone and give us room to expand without pushing into sensitive areas. This helps support new housing and business options while keeping growth balanced.</p>

Guiding Questions	Comments and questions
<ul style="list-style-type: none"> • There are conflicts that exist between the Committee’s guiding principles: <ul style="list-style-type: none"> ○ Areas in the Ag Zone with water and sewer – How should the map address this conflict? ○ Areas of the Lake Auburn Watershed Protection Area that have water or sewer– Committee confirmed that this should be low-growth 	<p>We should allow some flexibility. If parts of the Ag Zone already have water and sewer, those areas could shift to moderate-growth. This supports housing and revenue while still protecting core farmland. However, even if areas in the Lake Auburn Watershed have water or sewer, they should remain low-growth to protect the drinking water supply</p>

Draft Land Use Categories

What are land use categories?

Land use categories describe the different kinds of places that exist, or could exist, in a community, based on how land is used, the types of buildings, and how people live, work, and get around in those areas.

Each land use category includes a mix of characteristics like:

- The types of homes (like single-family houses, apartments, or town homes).
- Whether there are businesses, shops, offices, or industry.
- How dense or spread out the buildings are.
- What transportation options exist (like sidewalks, roads, or transit).
- Whether there are parks, open spaces, or community facilities. Instead of focusing just on categories like "residential" or "commercial," different categories should describe the look and feel of an area—including the broad scale, design, and mix of uses.

Categories are broad: Comprehensive plans typically use generalized categories (e.g., Residential, Mixed-Use Corridor, Industrial or Innovation) rather than detailed zoning districts. Multiple zoning districts that exist today could fit into one land use category. The StoryMap indicates how areas in different parts of Auburn could be considered in the same land use category.

Include subcategories where needed:

- Residential: Low-density, medium-density, high-density
- Mixed-Use: Downtown, commercial corridors

Consider community input and recent legislation:

- Residential in commercial areas
- Transit-oriented development
- Green infrastructure and conservation areas
- Innovation districts or employment centers

The draft land use categories below provide a starting point for the committee to consider. **This is a conceptual list, and is not exhaustive of all places in Auburn.** While these areas may not be inclusive of all potential land use categories in Auburn, they represent the level of detail that are typically included in land use categories. These categories are not applied to specific locations in Auburn, but maps provide a sample of places that could be included in the land use category.

<https://storymaps.arcgis.com/stories/647afdbdac98437ca1940359bd5adc58>

In Table 1.3, please use the spaces provided to identify potential land use categories. These may include categories below or could include new or different land use categories. Based on these identified areas, BerryDunn and City staff will further refine the list in Table 1.2 and will ask the committee to consider additional characteristics, like transportation and parks/open space at the next meeting.

Table 1.2: Land Use Concepts

Draft Category	Growth Area	Summary	Proposed Change
Downtown	High-growth area	<p>Vision: Downtown Auburn has a mix of uses that support the creation and expansion of local small businesses and increase social activity. Expanded transportation options, trails, and paths enhance connectivity and increase access to downtown. The mix of housing types, services, retail, and entertainment businesses support livability.</p> <p>Land Use: Typical uses include retail, restaurants, personal services, offices, civic, and entertainment uses mixed with a variety of residential types. Downtown serves as a center for jobs, commerce, arts, and entertainment. This area is easily accessible by transit, walking, and biking.</p>	Maintain existing form and context. Infill development matching the context and scale of downtown is proposed.
High-density residential	High-growth area	<p>Vision: High-density neighborhoods retain their existing development patterns and form and grow primarily through infill development. There is some expansion of neighborhood-scale retail options that provide residents access to small cafes, corner stores, personal services, and in-home businesses. Parks and playgrounds provide access to recreation and allow for open space within dense areas of development.</p> <p>Land Use: Typical uses include stand-alone retail uses, restaurants, and personal services. These areas also support a mix of housing types,</p>	Maintain existing form and context. Infill development matching the context and scale of neighborhoods is proposed.

Draft Category	Growth Area	Summary	Proposed Change
		including townhouses, duplexes, triplexes, and multi-family apartments, single-family homes, and support access to multimodal transportation options.	
Industrial	High-growth area	<p>Vision: Moderate-density areas continue to provide a transition between urban areas and rural areas. These areas encourage infill development in and around existing neighborhoods. Cluster and cottage court development is encouraged to preserve existing open spaces and allow for recreation options.</p> <p>Land uses: Typical uses are non-residential, including production, manufacturing, research, distribution, and other industrial and large-scale commercial uses.</p>	Maintain existing form and context. Infill development matching the context and scale of neighborhoods is proposed.
Mixed-Use	High-growth and moderate-growth area	<p>Vision: Mixed-use corridors provide commercial amenities, including offices, restaurants, retail, and personal services. These areas have a mix of residential uses surrounding commercial development. Open spaces are strategically conserved through shared parking and infill of underutilized buildings and parking lots. Public transportation and sidewalk and bike networks allow for access to jobs, homes, and recreation amenities. Site design standards create an attractive entrance into the downtown area.</p> <p>Land Use: Uses are a mix of commercial and larger-scale residential development.</p>	Changes proposed to accommodate residential development and redevelopment of commercial corridors.
Moderate-density residential	High-growth and moderate-growth area	<p>Vision: This area is characterized by larger lots with large, low-rise buildings, ample exterior storage and parking, and significant landscaping or open space buffer to adjacent uses. Special site design and consideration is given to protect environmental resources. Industrial land uses are</p>	Maintain existing form and context. Infill development matching the context and scale of existing industrial development with consideration given for neighborhood and environmental impacts.

Draft Category	Growth Area	Summary	Proposed Change
		<p>accessed from the main arterial road with minimal impact on neighborhoods.</p> <p>Land Use: Uses are primarily residential with some lower intensity commercial uses, including in-home businesses, corner stores, and personal services. Residential uses include single-family, two-family, multifamily, and townhouses. Buildings are well-connected to urban areas through trail connectivity, some sidewalk connectivity, and public transportation options.</p>	
Agriculture and Resource Protection	Low-growth area	<p>Vision: Much of the City’s land area is considered rural. Agriculture and resource protection areas accommodate farming, forestry, and recreation uses. Areas in and around water bodies are conserved, and development is heavily restricted. Some limited home-based businesses and other uses may be allowed to provide support to farmers, foresters, or recreation businesses. This area also includes low-density residential development. These areas are predominantly accessed by automobile via arterial road corridors.</p> <p>Land use: Agriculture uses are primary uses. One and two-family homes are also allowed. Limited non-residential uses (including home-based businesses, recreation businesses, and agricultural uses) may also be found.</p>	Maintain existing form and context. Limited new development matching rural form and scale of existing rural areas proposed.

CPC Future Land Use Category Guiding Questions

Please provide any answers or thoughts for each of the questions below. If needed, please also include any questions or considerations. Responses to these questions could be provided in a variety of formats, including drawing or circling areas on the PDF map, written responses in the table below, or any other format that would be easy for committee members to provide.

Table 1.3: Identify Land Use Categories

Guiding Questions	Comments and questions
<p>1. What types of places exist in Auburn today (e.g., downtown, commercial corridors, high-density residential, moderate-density residential, low-density residential, agriculture, industrial). Please list them in the column to the right.</p>	<p>Downtown</p> <p>Commercial corridors</p> <p>High-density residential areas</p> <p>Moderate-density residential neighborhoods</p> <p>Low-density rural residential areas</p> <p>Agriculture and farmland</p> <p>Industrial and business parks</p> <p>Institutional and civic areas (schools, municipal buildings, hospital)</p>
<p>2. Which of these types of places should remain in their existing form? For example, should new development match the scale and form of existing buildings? Should land uses remain largely the same? Please list them in the column to the right.</p>	<p>Downtown (same walkable scale and mixed-use character)</p> <p>Established moderate-density neighborhoods</p> <p>Low-density rural residential areas</p>

Guiding Questions	Comments and questions
	<p>Agriculture and farmland</p> <p>Existing industrial areas with good access</p>
<p>3. Which of these places should be open for new types of uses or should be reimagined in the future (e.g., which areas should see different types of development compared to what exists today)? Please list them in the column to the right.</p>	<p>Commercial corridors (more mixed-use, housing, and services)</p> <p>Older commercial sites with large parking lots</p> <p>Some industrial or business areas near existing development</p> <p>Select rural edges that could shift to moderate-growth</p>
<p>4. If there are areas that should be reimagined, what is your vision for these areas? Please list in the column to the right.</p>	<p>Turn commercial corridors into mixed-use areas with housing, services, and safer travel options.</p> <p>Redevelop older commercial sites into places with housing, small businesses, and community services.</p> <p>Update select industrial areas near neighborhoods into job hubs with training opportunities and compatible businesses.</p>

Guiding Questions	Comments and questions
	<p>Allow moderate-growth on rural edges where development already exists to support new housing and revenue.</p>
<p>5. For each of the places identified in question one, please list whether you think these areas should be in the high-growth/high-density, moderate growth/moderate density, or low-growth area/low density area.</p>	<p>Downtown: High-growth / High-density</p> <p>Commercial corridors: High-growth / Moderate-to-high density</p> <p>High-density residential areas: High-growth</p> <p>Moderate-density neighborhoods: Moderate-growth</p> <p>Low-density rural residential: Low-growth</p> <p>Agriculture / farmland: Low-growth</p> <p>Industrial and business parks: High-growth (where infrastructure exists)</p> <p>Institutional / civic areas: Moderate-growth</p>

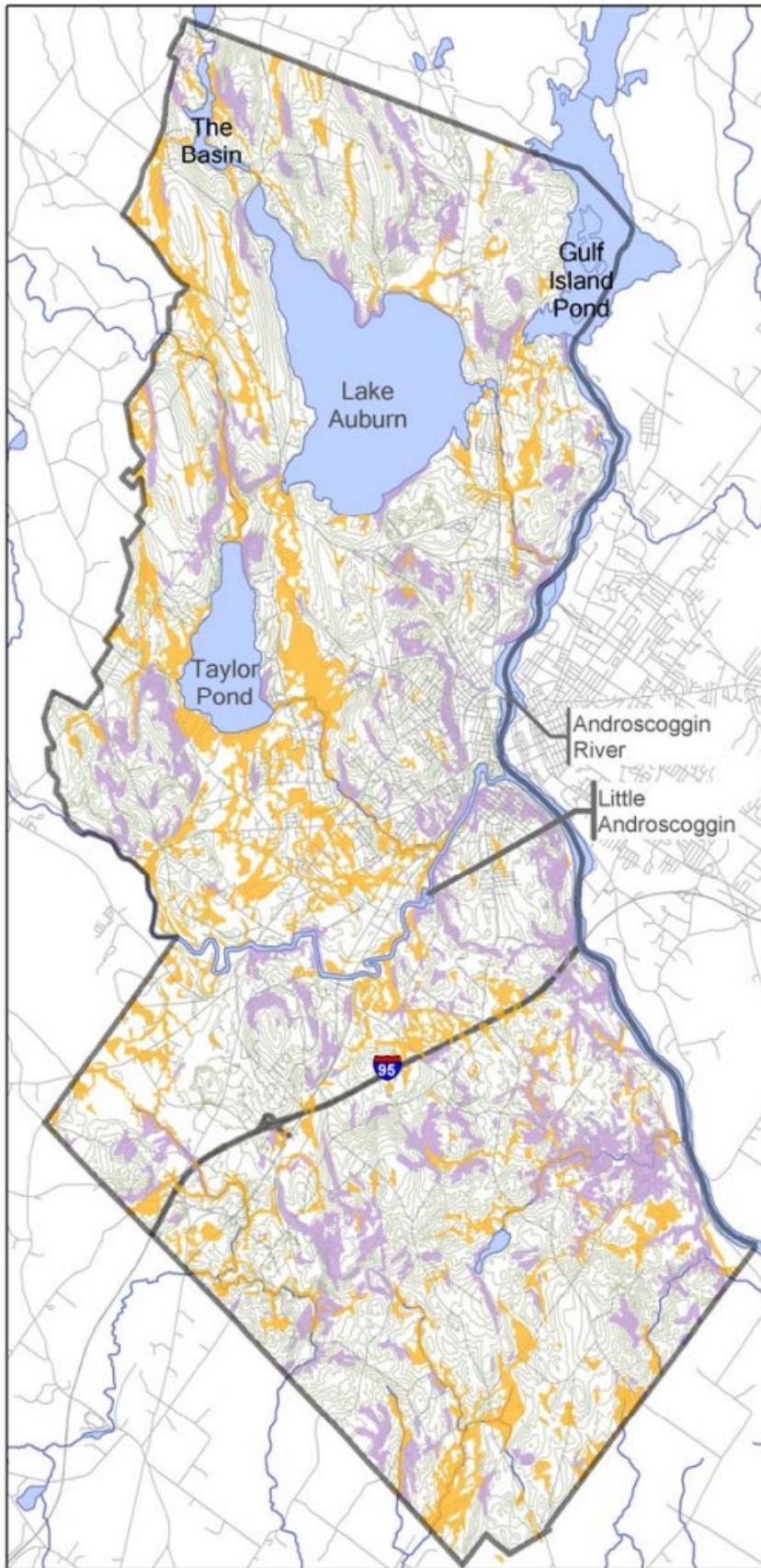


Figure NR-1
Soils and Topography

-  Steep Slopes >15%
-  Poorly Drained Soils
-  Countours (20' Intervals)

