



City of Auburn, Maine
Office of Planning and Permitting
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PLANNING BOARD MEETING MINUTES
June 10, 2025 – 6:00 p.m.
City Council Chambers, 60 Court Street

1. **ROLL CALL:** Ed Bearor (*Associate member*), Bob Hayes, Paul Jacques, Stacey LeBlanc (*Chair*), Bilal Hussein (*Associate member*), Darren Finnegan, Tim DeRoche, Maureen Hopkins, and Riley Bergeron

Absent: Ngengele Adolphe(*Student Representative*)

Staff members present: David Hediger (*Planning Director*), Natalie Thomsen (*Planning Coordinator*), and Michael Carey (*City Attorney*)

2. **MINUTES:** Review the May 13, 2025, meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>

Amendments:

On the bottom of page 2 the motion made by Mauren Hopkins to request a hydro-deological study should be hydro-geological study.

On page 3 at the 2:15 mark, it was omitted that Tim DeRoche returned from being recused.

Motion to Approve minutes as amended: Paul Jacques **Second:** Riley Bergeron **Vote:** 6-0-1(Stacey abstained) **Motion Carries**

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

Tim DeRoche recused himself from discussing and voting on this item due to his profession posing a personal conflict.

Stacey LeBlanc elevated Ed Bearor as a full member for Item 3. Brickyard Commons.

Natalie Thomsen gave a staff report.

Michael Gotto of Stonybrook LLC introduced himself, Michael Barnes of Mainland Development Consultants, and Attorney Brian Rayback.

Michael Barnes of Mainland Development Consultants gave a presentation to address concerns regarding groundwater and stormwater management indicating the groundwater on the development site is flowing away from the site, the groundwater at the safe handling site is flowing away from the development site, and contaminants were not found in the groundwater. He also stated they are conforming to stormwater management regulations and laws.

Ed Bearor expressed concern regarding the submission being received on Friday instead of Wednesday per board rules and that they requested a hydro-geological study, but the applicant has not submitted that, and people who are concerned have not had adequate time to review new materials and respond.

David Hediger explained most of the information was received by the deadline, but staff thought a summary of the information would be helpful and requested the memo after the submittals were received. He also explained we are required by the policy to publish the information on Friday and that it was, but it was brought to our attention Monday morning that there was an issue accessing it due to the size of the file and that it was fixed by Monday afternoon.

Mike Gotto explained that DEP did hydrological investigations, testing, and studies and the groundwater is flowing away from the site. He also addressed concerns regarding spills, parking, traffic, aquifers, and shoreland zoning.

Motion to open public comment: Ed Bearor **Second:** Riley Bergeron **Vote:** 7-0 **Motion Carries**

Renee Cote of 54 Dawes Ave expressed concerns regarding the applicant asking to be excused from providing the requested hydro-geological survey and soil analysis, not being able to access the documents until Monday, and asked the Board to postpone a decision so the abutters and Board have time to review the new materials.

Stephen Beale of 575 Johnson Rd said he thought the applicant would be addressing the requirement for the hydro-geologic and soil survey and was surprised the public hearing was for an entirely new matter. He said there was not adequate time to review the new materials and requested the item be postponed.

Marcel LaRose – 47 Brickyard Circle voiced concerns re chemicals, spills, parking lights, traffic, and sidewalks.

Daniel Moreno of 41 Presidential Way expressed concerns regarding traffic on Washington Avenue but said he is an advocate for housing.

Motion to Close Public Comment: Paul Jacques **Second:** Riley Bergeron **Vote:** 7-0 **Motion Carries**

Motion to table a decision on this matter and continue the public hearing in July to give abutters and board members an opportunity to review the materials presented: Ed Bearor **Second:** Maureen Hopkins **Vote** 4-3 **Motion carries**

David Hediger reiterated the abutters will not be getting notified of the July 8th meeting stating that when the public hearing is being continued a notice is not required, and that the information is available online.

Paul Jacques suggested a special exception meeting to expedite a decision.

Motion to reconsider the original motion to table a decision on this matter and continue the public hearing in July to give abutters and board members an opportunity to review the materials presented: Ed Bearor **Second:** Riley Bergeron **Vote** 6-1 **Motion carries**

Motion to continue the public hearing until June 18 at 6 p.m: Ed Bearor **Second:** Riley Bergeon **Vote** 7-0 **Motion Carries**

Tim DeRoche was elevated back to full member of the board and Ed Bearor as an associate member.

4. **PUBLIC HEARING/RECOMMENDATION TO CITY COUNCIL TEXT AMENDMENT:** Pursuant to the action of the City Council, review and provide a recommendation in accordance with City of Auburn Ordinances, Chapter 60, Article XVII, regarding a proposed amendment to Chapter 60, Article IV, Division 7, Section 60-307 (Dimensional Regulations), as it pertains to the General Business and Multifamily Suburban Districts and residential density requirements.

Natalie Thomsen gave a staff report.

Paul Jacques expressed concerns with limitations of setback requirements.

Motion to open to public comment: Stacey LeBlanc **Second:** Tim DeRoche **Vote** 7-0 **Motion Carries**

Stephen Beal of 575 Johnson Road is in favor of the proposed changes to the ordinance but has helpful suggestions to make it better.

- a. In 1.d., insert, “and /or” after the words one family detached and before 2-family.
- b. In 3.d, the singular the building has been changed to the buildings insert word “all” before the word the.
- c. In 4.b, the references to 2 types of religious structures for gatherings would be better deleted and replaced with the more inclusive term “house of worship”.
- d. In 3.e, the reference at the end “reasonable period of time is a litigation breeder and said they may want to consider a specific time of months or weeks.

Motion to close public comment: Tim DeRoch Second: Darren Finnegan Vote 7-0 Motion Carries

David Hediger said in 3.e. the wording for “reasonable period of time” is existing language and that the Board may not want to visit it at this time. He said in 4.b we have a definition for church and will need to change the definition of church to place of worship. He agrees with the other suggestions.

Motion that the Planning Board forward the proposed amendments with the edits that in Section 6307 1D the and/or be moved after 1 family detached and in front of 2-family and that in 3D that the word all be added between provided that and the buildings so that it reads provided that all the building to Section 60-7 of the zoning ordinance as it relates to density standards in general business and multi-family suburban districts to the City Council with a recommendation for adoption: Riley Bergeron Second: Daren Finnegan Vote 7-0 Motion Carries

5. **SITE PLAN REVIEW: Danville Corner Housing Development: The Planning Board will open this project, which was previously postponed at the May 13, 2025, meeting, postpone to the August 12, 2025, Planning Board meeting. The application, submitted by Terradyn Consultants LLC on behalf of Timothy Millet, proposes 21 two-unit homes, resulting in a total of 42 residential units. The project is located on property owned by Spurwink Services Incorporated, on Danville Corner Road, Tax Map 122-004, within the General Business (GB) District.**

Motion to postpone: Darren Finnegan Second: Riley Bergeron Vote 7-0 Motion Carries

6. **PUBLIC COMMENT: None**

7. **MISCELLANEOUS:**

a. **Upcoming Agenda Items**

1. **Fast food restaurants**
2. **Kittyhawk temporary fire station**
3. **UPS wants to move parking lot to a different parcel**

8. **ADJOURNMENT**

Motion to adjourn at 8:19 p.m.: Riley Bergeron Second: Paul Jacques Vote 7-0 Motion carries

Auburn Planning Board meetings can be viewed live on the City of Auburn YouTube channel (<https://www.youtube.com/c/CityofAuburnMaine>), and on Great Falls Television (Spectrum Cable Channel 11). Following live broadcasts, Planning Board meetings are rebroadcast at 7:00AM, noon, and 7:00PM on Tuesdays on GFTV and are available anytime on our YouTube channel.