



PLANNING BOARD MINUTES

July 8, 2025

- ROLL CALL:** Ed Bearor, Bob Hayes, Stacey LeBlanc (Chair), Bilal Hussein, Tim DeRoche, Maureen Hopkins, Ngengele Adolphe (*Student Representative*)

Absent: Riley Bergeron, Darren Finnegan, and Paul Jacques

Staff members present: David Hediger (*Planning Director*) and Natalie Thomsen (*Planning Coordinator*)

Stacy LeBlanc elevated Ed Bearor and Bilal Hussein to full members with voting privileges.

- MINUTES:** Review the June 10 and June 18 meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>

Motion to approve the June 10 minutes: Ed Bearor **Second:** Tim DeRoche **Vote:** 6-0
Motion Carries

A motion to approve the June 18 minutes was postponed until the next meeting due to only three of the four members that were at the meeting being present.

- PUBLIC HEARING/ SITE PLAN REVIEW:** 65 Mount Auburn Avenue: Chick-fil-A Restaurant: The Planning Board held a PUBLIC HEARING and acted on a Site Plan Review application submitted by Bohler Engineering on behalf of Chick-fil-A to construct a new ±5,200 square foot fast food restaurant with drive-thru at 65 Mount Auburn Avenue (Tax Map 280, Lot 006.1). The property is located in the General Business (GB) zoning district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception.

Natalie Thomsen gave a staff report stating that the applicant is proposing a 5,100 sf restaurant, with two drive-through lanes, and 46 new off-street parking spaces at 65 Mt Auburn Avenue.

Joey Fonseca, a project manager of Bohler Engineering introduced himself, Jason Adams, the traffic consultant of Bowman Consulting, and Zack Middlebrooks, the Principal Development Lead of Chick-fil-A. He reviewed the site plan of the proposed Chick-fil-A project stating the parcel contains 3.9 acres and a 40,000 sf pad and that they are proposing a 5,200 sf restaurant with 90 interior seats, 12 exterior seats, 2 drive-through lanes with canopies, and that the site has stormwater approval.

He answered questions from the Board regarding parking and access off Turner Street.

Jason Adams of Bowman Consulting reviewed the traffic details stating when the site was permitted in 2006, it was permitted for 584 weekday afternoon peak hour vehicle trips. Currently there are 260 peak hour trips and the project is expected to generate 180 peak hour trips.

There was discussion regarding developing sidewalks to Turner Street and Hobby Lobby for pedestrian connectivity and the safety of it.

Motion to open public comment: Tim DeRoche **Second:** Bob Hayes **Vote:** 6-0 **Motion Carries**

There was no public comment.

Motion to close public comment: Tim DeRoche **Second:** Bob Hayes **Vote:** 6-0 **Motion Carries**

Motion that the proposal meets the requirements of Sections 60-1277 for a site plan review and Sec. 60-1336 for a special exception proposing to construct a ±5,100 SF Chick-fil-A restaurant with a dual-lane drive-through, 46 off-street parking spaces, and associated site improvements at 65 Mount Auburn, Tax Map 240-001, located in the GB - General Business District. The proposed project should be considered pursuant to Chapter 60, Article 16, Division 2 Site Plan Review and Division 3 Special Exception Article 4, Division 13 General Business District with the following conditions:

- A. No development activity until any bonding or inspection fees are determined by the Auburn Engineering Department.*
- B. Blasting permit in advance of blasting from the City of Auburn, Planning, Permitting and Code Department.*
- C. Provide final details and alignment for a pedestrian sidewalk from the Chik-fil-A site to the Hobby Lobby existing walkway.*

Tim DeRoche **Second:** Maureen Hopkins **Vote:** 3-3 **Motion Fails** (Ed Bearor, Bob Hayes, and Bilal Hussein voted against the motion due to the applicant not adequately addressing the pedestrian connectivity but are happy to entertain another motion that incorporates the proposed revision to the staff's proposed motion).

Motion that the proposal meets the requirements of Sections 60-1277 for a site plan review and Sec. 60-1336 for a special exception proposing to construct a ±5,100 SF Chick-fil-A restaurant with a dual-lane drive-through, 46 off-street parking spaces, and associated site improvements at 65 Mount Auburn, Tax Map 240-001, located in the GB - General Business District. The proposed project should be considered pursuant to Chapter 60, Article 16, Division 2 Site Plan Review and Division 3 Special Exception Article 4, Division 13 General Business District with the following conditions:

- D. No development activity until any bonding or inspection fees are determined by the Auburn Engineering Department.*
- E. Blasting permit in advance of blasting from the City of Auburn, Planning, Permitting and Code Department.*
- F. Prior to the issuance of a building permit, the applicant shall coordinate with the Auburn City Engineer to finalize the location and design of a pedestrian connection to the Turner Street sidewalk network. If no suitable connection can be identified, the project shall return to the Planning Board with a memo from the City Engineer outlining their findings.*

Bilal Hussein **Second:** Bob Hayes

An amendment was made for the sidewalk extension to include from the Hobby Lobby site to the Chick-fil-A site Bilal Hussein **Second:** Bob Hayes.

Stacey LeBlanc and Maureen expressed their opposition to a sidewalk there stating that they don't think they should be encouraging pedestrian activity behind the building but will vote in favor to move the project forward.

Vote: 6-0 Motion Carries

- 4. PUBLIC HEARING/ SITE PLAN REVIEW:** 67 Kittyhawk Avenue: Temporary Fire Station Facility: The Planning Board hosted a PUBLIC HEARING and acted on an application submitted by Port City Architecture on behalf of the City of Auburn for the construction of a temporary fire station facility and associated site improvements at 67 Kittyhawk Avenue (City Assessor's Parcel ID 131-003). The subject property is located within the Industrial zoning district, and the application is subject to review under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception.

Natalie Thomsen gave a staff report stating that 67 Kittyhawk Avenue was a trucking facility and that the City of Auburn is requesting approval for the temporary relocation of the Auburn Fire Department's Central Fire Station there during the construction of a new public safety facility. She said a Needs Assessment was done and approved by the City Council and that the project includes minor interior renovations; that there will be no exterior site changes.

Frederick Scorggins of Port City Architecture reviewed the project stating that they are proposing to temporarily relocate the fire department to 67 Kittyhawk Avenue while they tear down Central Fire Station and build a public safety building. He said there would be no changes to the site.

Motion to open public comment: _____ Second: _____ Vote: 6-0 Motion Carries

There was no public comment.

Motion to close public comment: _____ Second: _____ Vote: 6-0 Motion Carries

Motion that the proposal meets the requirements of Sections 60-1277 and 60- 1336 and approve the Site by Port City Architecture on behalf of the City of Auburn for the construction of a

temporary fire station facility and associated site improvements at 67 Kittyhawk Avenue (City Assessor's Parcel ID 131-003). The proposed project has met the standards pursuant to Chapter 60, Article XVI, Division 2- Site Plan Review and Division 3 – Special Exception with the following conditions:

- A. No development activity until any bonding or inspection fees are determined by the Auburn Engineering Department.*
- B. Blasting permit in advance of blasting from the City of Auburn, Planning, Permitting and Code Department.*

Maureen Hopkins **Second:** Bob Hayes **Vote:** 6-0 **Motion Carries**

5. PUBLIC COMMENT: None

6. MISCELLANEOUS:

- a. Natalie Thomsen let the Board know that LD 1829 An Act To Build More Housing By Limiting Municipal Zoning Restrictions was signed and will go into effect September 18th. She said it has some huge implications on land use in the City, referred to a chart she put in their packets that shows what Auburn needs to do to become compliant with that, and said that in upcoming meetings they will see some amendments.
- b. Natalie Thomsen gave the Board an update on the Comprehensive Plan Committee stating that they have created three sub-committees, are currently analyzing inventories, and that the next step is focus groups and visioning. She encouraged them to visit the Comprehensive Plan website and register to be kept up to date.

7. ADJOURNMENT

Vote 6-0 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.