



PLANNING BOARD MINUTES

December 9, 2025

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

Absent: Tim DeRoche, Maureen Hopkins, and Ngengele Adlophe (Student Representative)

Staff members present: David Hediger (Planning Director) and Sam Peikes (Planning Coordinator)

Stacey LeBlanc elevated Ed Bearor and Bilal Hussein to full membership status with voting privileges.

2. **MINUTES:** Acceptance of the November 10, 2025 meeting minutes.

Motion made by Ed Bearor and seconded by Bob Hayes to approve the November 10, 2025 minutes as amended Vote 7-0 Motion Carries

3. **OLD BUSINESS**

A. PUBLIC HEARING/ SITE PLAN: 61 North River Road (PID 261-056) – Application by Chelsea Lewis for a retail pet store and grooming service (Maine Bark & Lounge) with an accessory dog day care service for grooming customers. The property is located in the General Business district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review. APPLICANT HAS WITHDRAWN THEIR APPLICATION

B. PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027) – Application by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for the construction of three multifamily structures with four units each. The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision. This item is continued from the November 10, 2025 meeting.

David Hediger gave a staff report indicating this item is continued from the November 10, 2025 meeting and that the applicant addressed the board's concerns regarding financial capacity, form-based code requirements, and dumpster location.

Craig Sweet of Terradyn Consultants said they updated the renderings, shifted some parking near building 3 to keep the same number of parking spaces but move the dumpster to that location, and the applicant provided updated financial capacity.

**Motion made by Paul Jacques and seconded by Bob Hayes to open public comment:
Vote: 7-0 Motion Carries**

There were no public comments.

**Motion made by Darren Finnegan and seconded by Bilal Hussein to close public comment:
Vote: 7-0 Motion Carries**

Motion made by Ed Bearor and seconded by Paul Jacques that the proposal meets the requirements of Sections 60-1277 and 60-1359 and approve the application and site plan submitted by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for the construction of three multifamily structures with four units each at 530 and 538 Poland Road. The proposed project has met the standards pursuant to Chapter 60, Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision. Vote 7-0 Motion Carries

- C. PUBLIC HEARING/ SITE PLAN and PRELIMINARY SUBDIVISION REVIEW:** Danville Corner Road (PID 122-004 and 122-005) – Application by Terradyn Consultants, LLC on behalf of Timothy Millett for a housing development with 69 single family homes and 3 multi-family buildings with 8 apartments each. The property is located in the General Business (GB) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision. This item is continued from the November 10, 2025 meeting.

David gave a staff report indicating this item is continued from the November 10, 2025 meeting and that the applicant addressed the board's concerns regarding right, title, and interest, financial capacity, ownership and land lease, and open space requirements. The traffic impact analysis study is in progress and the applicant requested that it be made a condition of preliminary approval.

Craig Sweet of Terradyn Consultants reviewed the board's concerns stating that they spoke to MDOT and they have preliminarily stated that the development is not expected to significantly impact the Danville Corner/Washing Street signal project and the applicant is requesting a condition for preliminary approval.

There was discussion about if the minimum lot sizes requirements are being met, the open space not being contiguous, the possibility of obtaining a fee in lieu of meeting the open space standards to go towards recreation, and getting something in writing from MDOT stating that this project is being considered and what impact it might have upon the planning process.

**Motion made by Riley Bergeron and seconded by Bob Hayes to open public comment:
Vote: 7-0 Motion Carries**

Stephen Beal of 575 Johnson Road– explained he spoke to Stephen Leberge of MDOT regarding the impending placement of a full control traffic light at the intersection of Washington Street, Beech Hill Road, and Danville Corner Road and expressed safety concerns he had as a citizen but he did not mention development project.

**Motion made by Riley Bergeron and seconded by Paul Jacques to close public comment:
Vote: 7-0 Motion Carries**

Motion made by Ed Bearor and seconded by Bilal Hussein that the proposal meets the requirements of Sections 60-1277 and 60-1359 and grant Preliminary Approval to Terradyn Consultants, LLC, on behalf of Timothy Millett, for a housing development consisting of 69 single-family homes, three multi-family buildings with eight units each, and an accessory 5,000 sq. ft. warehouse on Danville Corner Road (PID 122-004 and 122-005) subject to submission of the final plan for Board review and recording after meeting all preliminary conditions. The proposed project meets the standards of Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision with the following additional conditions: Before final approval is given (1) a written opinion from MDOT be provided to the Planning Board indicating that the intersection of Washington Street and Danville Corner Road light project will not be adversely affected by this project, (2) the final plan show 2000 sf leased lot per single family dwelling, (3) the final plan depict an open space that is contiguous as required by the ordinance or that the applicant present an alternative plan or other proposal as allowed under Section 1367 of the zoning ordinance regarding recreation area and open space standards

**Motion made by Riley Bergeron seconded by Darren Finnegan to amend the motion to include the condition that a traffic impact analysis must be submitted to assess system impacts and identify improvements necessary to maintain acceptable service levels.
Vote 7-0 Motion Carries**

**Motion made by Bob Hayes seconded by Riley Bergeron to amend the motion to include the conditions that the final subdivision plan must be recorded at the Androscoggin County Registry of Deeds prior to issuance of building permits and water and sewer easements must be granted to the Auburn Water & Sewer District prior to activation of the mains
Vote 7-0 Motion Carries**

Vote on the original motion 7-0 Motion Carries

- D. PUBLIC HEARING/ SITE PLAN and PRELIMINARY SUBDIVISION REVIEW: 15**
Academy Street (PID 230-132): Application by Gorrill Palmer on behalf of Auburn Town Center Apartments, LLC for the construction of a 53-unit residential development. This property is located in the Traditional Downtown Neighborhood (T-4.2) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision. This item is continued from the November 10, 2025 meeting.

David gave a staff report indicating this item is continued from the November 10, 2025 meeting and that the applicant addressed the board's concerns regarding parking deficiency, traffic and vehicle stacking at Main & Academy Street, financial capacity, and waiver for maximum building width. The applicant is working with the Police Department about how to address the sight distance.

Kaleb Bourassa of Gorrill Palmer reviewed and addressed the board's concerns stating that he is working with the Police Department on sight distance and that he will go along with any recommendations from them or the Board but that he does not think it's an uncommon condition for their to be temporary sight distance coming out onto Main Street where on street parking is allowed and that he does not think there will be an issue.

**Motion made by Riley Bergeron and seconded by Bilal Hussein to open public comment:
Vote: 7-0 Motion Carries**

There was no public comment.

**Motion made by Bob Hayes and seconded by Darren Finnegan to close public comment:
Vote: 7-0 Motion Carries**

**Motion made by Riley Bergeron and seconded by Bob Hayes that the proposal meets the requirements of Sections 60-1277 and 60-1359 and grant preliminary approval to Gorrill Palmer on behalf of Auburn Town Center Apartments, LLC for the construction of a 53-unit residential development at 15 Academy Street subject to submission of the final plan for Board review and recording after meeting all preliminary conditions. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision with the following conditions: (1) Prior to the issuance of building permits, the final subdivision plan shall be recorded at the Androscoggin County Registry of Deeds, (2) No plans shall be recorded, and no permits issued, until the applicant demonstrates to City staff (or the Planning Board, if necessary) that 15 additional off-street parking spaces have been provided, (3) No plans shall be recorded, and no permits issued, until the applicant demonstrates that final easements are signed and recorded, (4) A waiver from the maximum building width shall be granted to allow the proposed 276' building width along Academy Street, (5) Before the issuance of a Certificate of Occupancy, the applicant must coordinate with the City to determine whether parking restrictions on Main Street are necessary in the immediate vicinity of the driveway.
Vote 7-0 Motion Carries**

4. NEW BUSINESS

- A. PUBLIC HEARING/ SITE PLAN REVIEW and PRELIMINARY SUBDIVISION REVIEW:** 146 Manley Road (PID 198-037 & 198-038): Application by Trillium Engineering Group on behalf of Homes For All, LLC for a proposed 14 lot single-family subdivision. This property is located in the Traditional Neighborhood Development district (T-4.2B) and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 - Subdivision Review

David gave a staff report stating that there are several issues that remain that the applicant is working on to address regarding the site containing a large amount of wetlands, the applicant contributing to a fee-in-lieu of land being dedicated for open space, water and sewer system connection requirements, stormwater design or analysis not being provided, and sidewalk connection and horizontal curve requirements.

Eric Dube of Trillium Engineering Group reviewed the project stating that they are working with staff on the utility connectivity issues, and will work with them on options regarding stormwater requirements, that due to the lot area of the subdivision and the density proposed it's tough to meet the open space requirements and they are requesting a fee in lieu of, that the wetlands are under the threshold, and that they would like the Board's feedback, and that the items will be addressed before they come back for final approval.

Motion made by Darren Finnegan and seconded by Riley Bergeron to open public comment. Vote 7-0 Motion Carries

Chelsea Eaton of Trappe Road – asked for clarification on what the \$6,300 for the Recreation Department is for.

Motion made by Paul Jacques and seconded by Bob Hayes to close public comment: Vote: 7-0 Motion Carries

David explained because the applicant cannot provide the required amount of open space within the development, the ordinance gives them the ability to contribute fee in exchange for providing that open space and that fee can be used to provide recreation improvements somewhere.

Motion made by Bilal Hussein and seconded by Bob Hayes that the proposal meets the requirements of Sections 60-1277 and 60-1359 and preliminarily approve the application and site plan submitted by Trillium Engineering Group on behalf of Homes For All, LLC has submitted an application for a proposed 14 lot single-family subdivision, at 146 Manley Road (PID 198-037 & 198-038). The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision with the following conditions:

1. Environmental Permitting

- ❖ Applicant shall obtain all required MDEP wetland permits,
- ❖ All wetland boundaries, disturbances, and setbacks must be shown on the final site plan.

2. Open Space (Sec. 60-1367)

- ❖ Applicant must obtain approval for a fee-in-lieu.
- ❖ Fee-in-lieu amount to be determined by the City Tax Assessor at final approval.

3. Water & Sewer

***Applicant shall coordinate all water/sewer design with the City and AWSO, including main size, hydrants, and service details.**

- ❖ Connection to Manley Road is preferred; if connecting to Rodman Road, a City utility easement (PID# 198-036) is required and gravity flow must be verified.

4. Engineering / Site Design

- ❖ Full stormwater design and maintenance plan (City vs. HOA) must be provided before final approval.
- ❖ Applicant shall address sidewalk connection to Manley Road, required roadway geometry, and provide updated fire apparatus turning movements.

6. Prior to recording and issuance of building permits, the final subdivision plan shall be recorded at the Androscoggin County Registry of Deeds.

Vote 7-0 Motion Carries

- B. PUBLIC HEARING/ SITE PLAN REVIEW:** 100 Penley Corner Road (PID 139-012): Application by TRC Companies on behalf of Auburn Renewables 2, LLC for a proposed 11.9 acres 0.99-megawatt (MW) ground solar array. This property is located in the Agriculture and Resource Protection district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 Special Exception.

David gave a staff report indicating that the project was previously approved but the approval has expired. It was originally approved as a 2.5 megawatt facility so the requested .99 megawatt is a slightly smaller impervious area.

Henry Barrett of Nexamp explained the project is smaller due to impact study delays with CMP and the State changing rules on how big a project they could do and that they have gone through all the studies with CMP and signed an interconnection agreement with them.

Tom Daniels of TRC reviewed the site plan showing the changes that have been made since the original approval.

Motion made by Bob Hayes and seconded by Paul Jacques to open public comment:

Vote: 7-0 Motion Carries

Stephen Beal of 575 Johnson Road – asked why the application is being reviewed under the more general special exceptions provisions of the ordinance and not under the very specific provisions governing solar arrays in Section 145, Chapter 60.

Robert Parent of 1313 Riverside Drive – questioned how an industrial use can be put on agricultural land and expressed concern regarding how it would impact the value of his property.

Motion made by Bilal Hussein and seconded by Riley Bergeron to close public comment:

Vote: 7-0 Motion Carries

David explained that the applicant has addressed the criteria of 60-145, that section is referenced on page one of the staff report, but that the motion doesn't reference those criteria, and suggested to include that section in the motion. He also explained that the ordinance does allow solar projects in the agriculture zone if the requirements are met and once 1% of the land is developed with solar projects then there are additional criteria that would need to be met.

Motion made by Riley Bergeron and seconded by Bob Hayes to approve the Site Plan/Special Exception by Auburn Renewables 2, LLC to construct a 0.99-megawatt (MW) ground solar array on approximately 11.9 acres on Penley Corner Road. The proposed project meets the standards pursuant to Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception., and Article XVIII – Solar Energy Generating Systems as well as Section 60-4, Division 2, Section 145 with the condition that prior to final

electrical approval, the applicant shall submit a final as-built site plan to the Fire Prevention Officer, indicating all shut-down mechanisms for emergency response. Vote 7-0 Motion Carries

- C. ZONING MAP AMENDMENT:** Initiated by the City Council at the request of the Auburn-Lewiston Municipal Airport pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map. The intent is to amend the map on approximately 27 acres from either Suburban Residential (parcel I.D. 156-015) or Low-Density Country Residential (parcel I.D. 107-011) to the Industrial zoning district for the purpose of conforming all land owned by the Auburn Lewiston Municipal Airport to the Industrial Zone.

David gave a staff report explaining that the purpose of the rezoning is due to grant assistance for the airport to be in compliance with FAA requirements.

Motion made by Darren Finnegan and seconded by Paul Jacques pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map to rezone approximately 27 acres from Suburban Residential (parcel I.D. 156-015) and Low-Density Country Residential (parcel I.D. 107-011) to the Industrial zoning district.

Motion made by Darren Finnegan seconded by Bilal Hussein to suspend the motion. Vote 7-0 Motion Carries

Motion made by Paul Jacques and seconded by Bilal Hussein to open public comment: Vote: 7-0 Motion Carries

There was no public comment

Motion made by Paul Jacques and seconded by Bilal Hussein to close public comment: Vote: 7-0 Motion Carries

Motion made by Darren Finnegan and seconded by Bob Hayes pursuant to Chapter 60, Article XVII, Division 2, Amendment to the Zoning Ordinance or Zoning Map to rezone approximately 27 acres from Suburban Residential (parcel I.D. 156-015) and Low-Density Country Residential (parcel I.D. 107-011) to the Industrial zoning district. Vote 7-0 Motion Carries

5. PUBLIC COMMENT: None

6. MISCELLANEOUS: None

7. ADJOURNMENT

Motion made by Paul Jacques and seconded by Darren Finnegan to adjourn at 8:30 p.m. Vote: 7-0 Motion Carries

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