



PLANNING BOARD AGENDA
May 12, 2026 – 6:00 p.m.
City Council Chambers, 60 Court Street

1. ROLL CALL

2. MINUTES: Acceptance of the April 14, 2026 meeting minutes.

3. OLD BUSINESS

- A. CONTINUED PUBLIC HEARING FINAL SITE PLAN/SUBDIVISION REVIEW: Hampshire Commons Apartments, 143 Hampshire Street (PID 250-311, 250-310, 250-309) - Application by Gorrill Palmer on behalf of Auburn Residential Development Corp to construct a 32-unit housing first residential development. The 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, Division 3 – Special Exception and Division 4 – Subdivision. This item is continued from the April 14, 2026 meeting.
- B. CONTINUED PUBLIC HEARING FINAL SITE PLAN/SUBDIVISION REVIEW: Wahan Oaks Subdivision, 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. The 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. This item is continued from the December 9, 2025 meeting.

4. NEW BUSINESS

- A. PUBLIC HEARING SITE PLAN/SPECIAL EXCEPTION REVIEW: Bear Self Storage & Auto Facility, 864, 868, 878 and 900 Center Street and 1193 Turner Street (PIDs 301-017-002, 301-018, 301-019, 301-017 and 300-009) – Application by Wright Pierce on behalf of Bear Holdings, LLC and Bear, LLC to construct a 9,000 square foot auto sales/service building with paved vehicle display areas and gravel areas for rental of storage containers. The property is located in the General Business (GB) district and Suburban Residence (SR) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception.
- B. PUBLIC HEARING SITE PLAN/SPECIAL EXCEPTION REVIEW: Town Farm Recovery Options – 249 Merrow Road (PID 186-012) - Application by Zack Cameron to change the use of

the residential property at 249 Merrow Road to an outpatient recovery facility. The property is located in the Industrial (I) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception.

5. **OTHER BUSINESS:** Introduction to LD-1829 “An Act to Build Housing for Maine Families and Attract Workers to Maine Businesses by Amending the Laws Governing Housing Density”. Staff will introduce the new state law and discuss potential changes to Chapter 60 zoning.
6. **PUBLIC COMMENT**
7. **MISCELLANEOUS**
8. **PLANNING BOARD ITEMS FOR DISCUSSION**
9. **ADJOURNMENT**

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