



PLANNING BOARD MINUTES
January 13, 2026 – 6:00 p.m.

- ROLL CALL:** Ed Bearor (Acting Chair), Riley Bergeron, Tim DeRoche, Bob Hayes, Maureen Hopkins, Bilal Hussein, and Andrea Westbye

Absent: Ngengele Adlophe (Student Representative)

Staff members present: Sam Peikes (Planning Coordinator) and Eric Cousens (Public Services Executive Director)

- MINUTES:** Acceptance of the December 9, 2025 meeting minutes.

Motion made by Bilal Hussein and seconded by Maureen Hopkins to approve the December 9, 2025 minutes. Vote 6-0-1 (Andrea abstained) Motion Carries

- PUBLIC HEARING/ SITE PLAN REVIEW/SUBDIVISION REVIEW:** 15 Academy Street (PID 230-132) Application by Gorill Palmer on behalf of Auburn Town Center Apartments, LLC for final approval of 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.

Sam Peikes gave a staff report stating that preliminary approval was granted December 9 with conditions regarding off street parking, site distance, and building width waiver. She said the Police Department has no other requirements for the off-street parking arrangement and site distance and that the waiver should be addressed tonight.

Kaleb Bourassa of Gorill Palmer addressed the board's questions and concerns regarding parking, site distance, easements, and the building width requirement waiver.

Motion made by Tim DeRoche and seconded by Bob Hayes to open public comment: Vote: 7-0 Motion Carries

John Cleveland of 183 Davis Avenue - indicated the proof of financial and technical capacity letter received from the bank indicates the applicants are customers, have commercial accounts, and the amount of time they have been customers. It does not say anything about their financial capacity, if the bank is committed to providing capital for this project, or the capacities of the applicants to take on a project of this size. He suggested the Board think about if it meets the requirements of the

ordinance and that if another entity chooses to do this application or project they have to come back and provide proof of financial and technical capacity.

Ron Russell of 20 Elm Street – expressed concern regarding traffic, the area not supporting the required parking, the façade of the building changing, and the request for a waiver on the building width requirement.

Evan Cyr of 122 Granite Street – said he is not for or against the project but thought the Board would want to consider a few things: (1) Per Section 60-556 under Form Based Code projects over 12,000 sf should undergo a special exception review as well as any project that seeks a waiver from the adopted code, (2) on page 3 of the deed Title 1 adequate parking is required, that Section 60-1365 indicates that subdivision plans shall conform to the comprehensive plan with provisions of all pertinent codes and ordinances, and that there is a conflict regarding how far adequate parking can be, (3) the 10 ft waiver for uninterrupted wall is not shown on the plan, and (4) the ground floor elevations requirement of 2 ft above the sidewalk or front yard is not shown on the plan.

Annette Lauzier of 16 Elm Street – expressed concern regarding on street parking and there not being enough room on Academy Street.

Jeannette Tremblay of 28 Elm Street – expressed concern regarding parking.

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

Motion by Riley Bergeron and seconded by Bob Hayes to approve the proposed waiver request from Sec 60-549-1 Building Front Setback, Building Width and Sec 60-549-2 Building Frontage based on the written responses from the applicant in the submission dated November 4, 2025. Vote: 6-1 (Maureen opposed) Motion Carries

Motion made by Riley Bergeron and seconded by Bilal Hussein to table approval to a date certain of February 10, 2026 to review the special exception application.

Riley withdrew his motion.

Motion made by Riley Bergeron and seconded by Bilal Hussein to continue the public hearing to a date certain of February 10, 2026 to review the special exception application. Vote 7-0 Motion Carries

4. **PUBLIC HEARING: LAWPCA 230 Penley Corner Road (PID 137-032) Application to cease operations of the composting facility on behalf of the Lewiston Auburn Clean Water Authority (LAWPCA). This property is located in the Agriculture and Resource Protection district. The submission serves to satisfy the condition of approval from the September, 2020 Planning Board**

meeting, which states, upon deactivation of the facility, a plan shall be provided to the City of Auburn that includes future use or demolition of the buildings and structures and disposal of any new waste materials on the site.

Sam Peikes gave a staff report stating that one of the conditions of approval in September 2020 is that if the compost facility closes it had to come back to the Board for approval. She said they have submitted a plan for deactivation concurrently with DEP and will maintain all aspects of the site during closure until the property is sold.

Paula Drouin of LA Clean Water Authority said the facility has not been in operation for 6 years but they have an obligation to keep it insured, do site inspections, snow removal, mowing and environmental monitoring. She said that all has a cost that they don't get much benefit for so they would like to close the property. She said they do have a prospective buyer but they do not have an agreement yet.

**Motion made by Mauren Hopkins and seconded by Tim DeRoche to open public comment:
Vote: 7-0 Motion Carries**

There was no public comment.

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

Motion made by Tim DeRoche and seconded by Bob Hayes to approve the application submitted by the Lewiston Auburn (LAWPCA) to cease operation of the city composting facility located at 230 Penley Corner Road (PID 137-032) based on the application submission letter and materials dated December 18, 2025. Vote: 7-0 Motion Carries

5. OTHER BUSINESS:

Staff request that the Planning Board vote to initiate consideration of an amendment to Chapter 60, Sec. 60-42 Unsewered Lots, of Auburn's Zoning Ordinance to allow for the development of lots under 20,000 square feet in specific instances, pursuant to Chapter 60, Sec. 60-1445.

Ed noted that the request that the Planning Board vote to initiate consideration of an amendment to Chapter 60 has already happened.

Sam Peikes said it was an oversight, that the change has already been initiated in October and staff will be drafting changes to present to the Board at the next meeting for a public hearing.

6. PUBLIC COMMENT

Stephen Beale of 575 Johnson Road – noted that there have not been site visits in several years, he emphasized the importance of visual observation, and encouraged restoring regular site visits. He said at the January 12th meeting the Board discussed characterization of boards functions as being quasi judicial and legislative. He said one way to differentiate is that Legislative functions involve recommendations to the city council for changes to the zoning maps, zoning ordinance, or

ordinance text changes and that Quasi-judicial functions include decisions on site reviews, special exceptions, and subdivisions.

7. MISCELLANEOUS

It was suggested to create a subcommittee to review and update the Planning Board policies and procedures.

8. ADJOURNMENT

Motion made by Riley Bergeron and seconded by Bilal Hussein to adjourn at 8:00 p.m.:

Vote: 7-0 Motion Carries

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