

City of Auburn, Maine

Office of Planning & Permitting

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

PLANNING BOARD AGENDA **October 13, 2026 – 6:00 p.m.** **City Council Chambers, 60 Court Street**

1. ROLL CALL

2. MINUTES: Acceptance of the September 15 and September 23 meeting minutes

3. NEW BUSINESS

- A. PUBLIC HEARING CHAPTER 60 ZONING:** Amendment to Chapter 60 Various Sections - zoning waivers and variance requests.

4. OLD/CONTINUED BUSINESS

- A. WORKSHOP:** Continued draft Comprehensive Plan Review (<http://tinyurl.com/plan-auburn>)

5. OTHER BUSINESS

- A. WORKSHOP:** Proposed Zoning Map Amendment 1890 Pownal Road

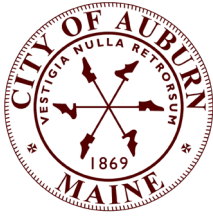
6. PUBLIC COMMENT

7. MISCELLANEOUS

8. PLANNING BOARD ITEMS FOR DISCUSSION

9. ADJOURNMENT

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.



PLANNING BOARD MINUTES

September 15, 2026

1. ROLL CALL

Ed Bearor (Chair), Riley Bergeron, Tim DeRoche, Chelsea Eaton, Bob Hayes, Maureen Hopkins, Bilal Hussein, Kathy Shaw, and Andrea Westbye

Staff members present: DeCarlo Brown (Planning Director) and Sam Peikes (Planning Coordinator)

2. MINUTES: Acceptance of the May 28 and August 11 meeting minutes

Motion made by Maureen Hopkins and seconded by Andrea Westbye to approve the May 28, 2026 minutes. Vote 3-0-4. Motion Does Not Carry

Motion made by Bilal Hussein and seconded by Maureen Hopkins to approve the August 11, 2026 minutes. Vote 7-0 Motion Carries

3. NEW BUSINESS

A. PUBLIC HEARING SITE PLAN AMENDMENT/SPECIAL EXCEPTION: 220

Danville Corner Road (PID 122-006) application submitted by Platz Associates, on behalf of Recovery Connections of Maine, to change the use of the property at 220 Danville Corner Road from education to a hospital. 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 3 – Special Exception.

Sam Peikes gave a staff report stating the application is for a change of use from education to a hospital treatment facility. She said Hospital falls under special exception in the General Business zone and that it is an amendment because it was formerly an education facility for Spurwink School that was previously approved. She said Staff have deemed the application complete.

Dan Moreno of Platz Associates reviewed the plan and said there is very little to no change to the building. He said the parking is for staff only, that they will be extending the public sewer to replace the septic system, they will be serviced by a private well, the dumpster is being modified to be an 8ft enclosure with wood slats, and they're putting curb stops for the vehicles parking opposite the building. He said the Traffic Impact Analysis waiver was

submitted and approved by the City Engineer and the Auburn Water District approved the proposed sewer layout.

Jeremy Hiltz, of Recovery Connections of Maine, gave some background on the program stating they have been operating addiction treatment programs in Lewiston and Auburn for about 9 years. He said they plan to use the facility to create a 45-day inpatient high intensity residential program. He said they provide 24 hours of medically managed care with staff including a physician, psychiatric nurse practitioners, mental health counselors, case managers, licensed alcohol and drug counselors, residential advisors, and support staff.

After it was pointed out there are some inconsistencies in the number of beds and bedrooms between the proposal overview, plans, and letter from Auburn Water District, he confirmed the plans are accurate and there will be 28 beds and 15 bedrooms.

The board requested the applicant provide adequate Rights Title and Interest, updated letter of financial capacity to include the sewer line extension, and an updated letter from the Water District confirming that the water on site is adequate for the facility with the number of bedrooms and beds corrected.

The public hearing was opened.

Steve Warren of 241 Danville Corner Road – asked about the level of treatment provided and the types of addiction addressed. He expressed concern that the facility may not be compatible with the rural neighborhood and could affect property values. He questioned whether residents would remain supervised on-site or be able to leave the property. He also cited safety concerns due to the lack of transit, sidewalks, lighting, and nearby emergency services, and raised questions about whether staffing levels would be sufficient for the number of residents.

The public hearing was closed.

Jeremy Hiltz said the facility has never had residents leave the property unsupervised, that if they do leave, they are escorted by staff and transported with the facility van. He noted that residents are monitored every 15 minutes, the property allows for supervised outdoor activity, and the program will be staffed in accordance with state and federal requirements.

DeCarlo explained that hospitals are a permitted use in both applicable zoning districts and that the City of Auburn has identified these areas as appropriate for such services. He referenced the ordinance definition of “Hospital,” noting that the proposed inpatient care aligns with the intended use.

Andrea said that she has lived across from the Auburn Residential Program for many years and that the area is not rural but a dense neighborhood with single and multi-family homes and a nearby school bus stop. She noted that residents are always supervised when outside and transported by staff when leaving the property, and that she has never observed any issues or needed police presence in the neighborhood.

DeCarlo addressed concerns that the property value will be affected. He said that staff believe the project meets the standard under Special Exception and will not negatively impact neighboring properties, emphasizing that reusing an existing, previously abandoned structure is more protective of property values than leaving it vacant. He added that there is no evidence indicating the proposed use would depreciate nearby properties and suggested the applicant provide a letter from a qualified real estate professional to support this finding.

Motion made by Maureen Hopkins to continue the public hearing to either the next meeting or such time as we have the information requested.

Motion was revised by Maureen Hopkins and seconded by Ed Bearor to continue the public hearing until submission of the requested documents. Vote 6-1 (Bilal Hussein opposed) Motion Carries

B. WORKSHOP: Proposed Zoning Amendment – Variances and Waivers

DeCarlo explained that certain provisions in the City's ordinance are not consistent with State law regarding variances and waivers. He clarified that the Planning Board does not have authority to grant variances for zoning-related restrictions, while waivers may be issued only when authorized by the legislative body for general standards. He noted that the proposed amendment would correct these inconsistencies, ensuring that variances remain under the purview of the Board of Appeals and that the Planning Board is clearly authorized to grant waivers for site plans and subdivisions.

It was noted that the word variance should be struck from Sec. 1312.b. and 1366.b and there was discussion on if it should be struck from the title as well.

Motion made by Riley Bergeron and seconded by Bilal Hussein to schedule a public hearing for Sec. 60-1312 and Sec. 60-1366 Variances and Waivers for October 13. Vote 7-0 Motion Carries

4. OLD/CONTINUED BUSINESS

A. CHAPTER 60 ZONING AMENDMENTS LD1829/2173: Continued discussion of proposed block, open space and street standards.

DeCarlo reviewed amendments to Recreation Area/Open Space standards. In Sec. 60-1367. Dedication and Maintenance of Common Open Space and Services, it was suggested to change the word perpetuity to something else. It was requested that the Board talk about Div 4 Traffic Analysis Standards. The Board is not comfortable with the Engineer granting the waiver request from the Traffic Impact Analysis .

5. PUBLIC COMMENT: None

6. MISCELLANEOUS

Riley requested an update on the Academy Street project. DeCarlo will give an update at the next meeting.

Maureen suggested that sometime in the future they revise the definitions to address words that are too broad or terms not used anymore.

Ed requested that Planning staff research the tax revenue generated by apartment developments compared to single-family homes, noting that multi-unit housing may contribute less relative to the cost of services such as education. He asked that Assessing confirm whether there is a significant difference in tax impacts between the two housing types. DeCarlo responded that this analysis is part of the department's work plan and that a cost-of-services study will outline the revenue and service demands associated with different development types. Once completed, staff will share the findings with the Board.

DeCarlo said there are four meetings before the Board is scheduled to make an official recommendation on the Comprehensive Plan

- September 23 – Continue to talk about the comprehensive plan.
- October 13 – Regular scheduled meeting and continue to talk about comprehensive plan
- October 14 – Public Hearing on the Comprehensive Plan
- October 28 – Discuss and formally vote on recommendations to the City Council

7. PLANNING BOARD ITEMS FOR DISCUSSION: None

8. ADJOURNMENT

**Motion made by Ed Bearor and seconded by Riley Bergeron to adjourn at 8:57 p.m. Vote 7-0
Motion Carries**

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PLANNING BOARD DRAFT MINUTES
September 23, 2026 – 6:00 p.m.
City Council Chambers, 60 Court Street

1. ROLL CALL

Ed Bearor (Chair), Tim DeRoche, Chelsea Eaton, Bob Hayes, Maureen Hopkins, Bilal Hussein, Kathy Shaw (arrived at 6:13pm), and Andrea Westbye
Absent: Riley Bergeron
Staff members present: DeCarlo Brown (Planning Director), Lauren Caffé (Long Range Planner) and Sam Peikes (Planning Coordinator)

2. MINUTES: Acceptance of the August 27 meeting minutes

Minutes were not reviewed because this meeting was a special workshop for the Auburn Planning Board to discuss the city's proposed comprehensive plan.

3. NEW BUSINESS

A. WORKSHOP: Draft Comprehensive Plan Review– Comments, Questions, and Recommendations (<http://tinyurl.com/plan-auburn>)

The ~~Planning Board~~ has been tasked with providing recommendations to the City Council on ~~the Comprehensive Plan, whether to adopt the plan, potentially suggesting changes or specific revisions.~~

Commented [SP1]: Just simplified this but if it's verbatim from the video we can leave it

During the review workshop, the Planning Board expressed general comfort with the presentation and structure of the plan, noting it as a well-organized, conceptual document. Members emphasized the need for clarity and flexibility, as the plan will serve as a foundational tool for future zoning ordinance and map amendments. The board flagged several specific topics for further discussion and potential recommendation, including:

- **Housing and Development:** Concerns regarding the practicality of housing goals, the need for objective regulatory standards to assist developers, and the desire to understand the fiscal impact of different housing types on municipal resources.

- **Community and Infrastructure:** Questions regarding digital connectivity, the definition of "farming," and the need for more specific policies concerning capital improvement projects.
- **Transportation:** The integration of e-bike and e-scooter policies and the importance of ~~maintenance of clear, long-term bicycle and pedestrian infrastructure year-round, e-lane infrastructure.~~
- **Environmental Protection:** Discussion of Low Impact Development to improve local environmental outcomes, specifically highlighting the need for better landscaping, native plantings, and potential stormwater management fees to discourage excessive impervious surfaces.

Commented [SP2]: I believe the comment pertained to year-round maintenance of bike/ped facilities especially in winter.

4. OLD/CONTINUED BUSINESS

Old/continued business was not discussed because this meeting was a special workshop for the Auburn Planning Board to discuss the city's proposed comprehensive plan.

5. PUBLIC COMMENT

Kathy Shaw from Valley View Farm emphasized the need for stronger language in the Comprehensive Plan to explicitly commit to the preservation of agricultural lands and forests, noting that these areas are highly valued by residents. She also advocated including support for local food access, references to the right to farm, and principles of food sovereignty within the document. Additionally, she inquired about ~~including~~ snowmobile trail networks in the plan, ~~as she felt this extensive local infrastructure was missing from the current draft.~~

6. MISCELLANEOUS

The Planning Board requested two specific lists from staff to help them finalize their work on the Comprehensive Plan:

- **Board Obligations:** A list of all tasks in the plan for which the Planning Board serves as the lead department, giving members a clear understanding of their responsibilities going forward.
- **Public Comments:** A summary of all feedback received to date. This allows the board to review each comment, discuss them as a group, and vote on which suggestions should be incorporated into the plan.

7. PLANNING BOARD ITEMS FOR DISCUSSION

The Planning Board has established the following schedule to conclude their review of the Comprehensive Plan:

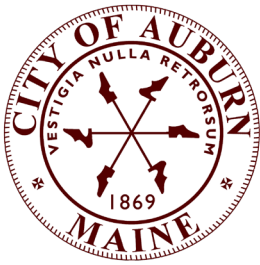
- **October 13, 2026:** A regular meeting will be held to revisit the Future Land Use section and discuss a compiled list of public comments.
- **October 14, 2026:** A joint public hearing with the City Council will take place to gather input from the community.
- **October 28, 2026:** The Board will convene to finalize their recommendations and conduct the required formal votes.

8. ADJOURNMENT:

Motion made by Bilal Hussein and seconded by Bob Hayes to adjourn at 8:46 p.m. Vote 8-0, Motion Carries.

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DRAFT



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To: City of Auburn, Maine, Planning Board
From: DeCarlo Brown, Planning Director
Re: Sec 60-1366 and 60-1312 Variances and Waivers

Date: October 1, 2026

OVERVIEW

A recent decision by the Maine Supreme Judicial Court has reaffirmed the specific authority of the Board of Appeals as it relates to variances versus waivers. Zone-specific standards such as setbacks, density regulations, zone specific use regulations, etc. are not waivable by the Planning Board and must instead be considered variances if applicants seek to modify these standards for an application.

Staff have drafted an amendment to the Zoning Ordinance with assistance from legal representation which removes the ability of the Planning Board to grant variances and clarify the types of provisions that may be waived.

RELEVANT SECTIONS

The Maine Supreme Judicial Court Case *Judith Andrews v Town of Kittery* is related to the waving of street standards in an approval a subdivision. The court affirmed the power of Planning Boards to waive general standards. They also detailed the different standards that can be waived by Planning Boards versus those that are only in the jurisdiction of a local Board of Appeals.

In reviewing the opinion staff also reviewed provisions outlined in our own local Zoning Ordinance. A brief outline is included below.

Chapter 60 Section 1366 (c), Subdivision enables the Planning Board to grant variances through the following language:

(c) Where planning board finds that extraordinary, unnecessary and financial hardships may result from strict compliance with the standards of a particular plan, it may vary these standards so that substantial justice may be done and the public interest secured; provided that such variations will not have the effect of nullifying the intent and purpose of the official map, the comprehensive plan or the zoning ordinance. Any variances or waivers granted by the planning board must be noted on the face of the recording plat.

As well as Chapter 60 Section 1312, Site Plan:

For those developments subject to site plan review (division 2 of article XVI of this chapter) the relaxation of the dimensional requirements of any use district shall be reviewed by the planning

board. The modifications of the dimensional requirements shall be allowed as the planning board may deem necessary to carry out the objectives and intent of site plan review as specified in division 2 of article XVI of this chapter.

Of additional note, the Subdivision provisions include enabling language authorizing the Planning Board to grant general waiver requests:

(d)

Where the planning board finds that, due to special circumstances of a particular plan, provisions of certain required improvements are not requisite in the interest of public health, safety and welfare or are inappropriate because of inadequacy of lack of connecting facilities adjacent or in proximity to the proposed subdivision, it may waive such requirements, subject to appropriate conditions.

No similar language is located within Site Plan provisions. This means general site plan provisions cannot be waived without amendment to the Zoning Ordinance.

The above variance language in the Site Plan and Subdivision sections directly contradicts state law which grants the power to vary to a municipality's Board of Appeals (30-A M.R.S. § 4353) as described by the Supreme Judicial Court published opinion (attached).

These provisions are also duplicative. Article XV already bestows the power to vary to the City of Auburn Board of Appeals and outlines the standards and processes to follow in order to grant a variance to an applicant.

Sec. 60-1187. Variance.

- (a) The board of appeals may grant a variance from the dimensional regulations and supplementary district regulations contained in the zoning chapter where the strict application of the ordinance, or a provision thereof, to the petitioner or property would cause undue hardship based on:
 - (1) The land in question cannot yield a reasonable return unless the variance is granted;
 - (2) The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
 - (3) The granting of a variance will not alter the essential character of the locality; and
 - (4) The hardship is not the result of action taken by the appellant or a prior owner.

Variances granted under this subsection (a) shall be the minimum necessary to relieve hardship. The burden of proof is on the applicant to prove undue hardship.

- (b) The board of appeals may grant a variance for the expansion, extension or enlargement of nonconforming buildings or uses provided that:
 - (1) The use being requested shall be approved by a majority of those members present (not less than a quorum being present).
 - (2) The board of appeals shall make findings that the requirements of subsection (a) of this section have been met.

- (c) In addition to the criteria in this section, in determining whether or not to grant a variance, the board shall also take into consideration the following:
- (1) Fire, electrical and police safety requirements;
 - (2) The adequacy of the traffic circulation system in the immediate vicinity;
 - (3) The availability of an adequate water supply;
 - (4) The availability of adequate sewerage facilities;
 - (5) Would not violate the environmental standards or criteria contained in the Overlay Zoning Districts;
 - (6) Would not adversely affect property adjoining the premises under appeal or nearby in the same neighborhood or in the same zoning district;
 - (7) Would not endanger the public health, safety or convenience; and
 - (8) Would not impair the integrity of the zoning chapter.
- (d) Wherever necessary to meet the criteria or consideration listed in this division, the board, when granting a variance, may attach such conditions or restrictions as are in accordance with the objectives and purposes of this zoning chapter.

STAFF RECOMMENDATIONS

Staff recommend holding a public hearing and forwarding a recommendation for adoption of new provisions.

~~Sec. 60-1312. Review of planning board needed for variance.~~

~~For those developments subject to site plan review (division 2 of article XVI of this chapter) the relaxation of the dimensional requirements of any use district shall be reviewed by the planning board. The modifications of the dimensional requirements shall be allowed as the planning board may deem necessary to carry out the objectives and intent of site plan review as specified in division 2 of article XVI of this chapter.~~

(Ord. of 9-21-2009, § 7.1D(13))

Sec. 60-1312. Waivers and Variances.

- (a) Where the planning board finds that, due to special circumstances of a particular plan, provisions of certain required improvements are not ~~requisite in~~necessary to protect the interest of public health, safety and welfare or are inappropriate because of inadequacy ~~of or~~ lack of connecting facilities adjacent or in proximity to the proposed subdivision, it may waive such requirements, subject to appropriate conditions.
- (b) Any ~~variances~~ or waivers granted by the planning board must be noted on the face of the approved plan.
- (c) Only general, municipality-wide standards may be modified by waivers approved by the planning board. Particular, zone-specific standards may not be waived or modified by the ~~Planning planning Board~~board. Modifications of particular, zone-specific standards may only be ~~considered approved~~ by variance ~~governed by the Board of Appeals as described in~~in accordance with Article XV.

Sec. 60-1366. Approvals and waivers.

- (a) Where plans need to be modified after planning board approval due to changes beyond the developer's control, the director of planning and permitting or their designee will have the authority to approve any amendments that the director of planning and permitting or their designee ~~feels-determines~~ may be approved without detriment to the health, safety and welfare of the community. If the director of planning and permitting or their designee ~~feels-determines~~ the amendments must go back to the planning board the subdivision approval process must be followed.
- (1) A paper copy of the plan shall be submitted to the director of planning and permitting or their designee marked with all proposed changes in red ink. An accompanying letter shall also be attached requesting all changes.
 - (2) The director of planning and permitting or their designee shall circulate the plan to the proper departments for review.
 - (3) Once all review has been completed, the director of planning and permitting or their designee shall write a letter to the developer explaining how to proceed with the proposed amendments.
- ~~(b) If the director of planning and permitting or their designee determines the amendments must go back to the planning board, the subdivision approval process must be followed.~~
- ~~(c) Where planning board finds that extraordinary, unnecessary and financial hardships may result from strict compliance with the standards of a particular plan, it may vary these standards so that substantial justice may be done and the public interest secured; provided that such variations will not have the effect of nullifying the intent and purpose of the official map, the comprehensive plan or the zoning ordinance. Any variances or~~ waivers granted by the planning board must be noted on the face of the recording plat.
- ~~(d) Where the planning board finds that, due to special circumstances of a particular plan, provisions of certain required improvements are not requisite in the interest of necessary to protect~~ public health, safety and welfare or are inappropriate because of inadequacy ~~of or~~ lack of connecting facilities adjacent or in proximity to the proposed subdivision, it may waive such requirements, subject to appropriate conditions.
- ~~(e) -Only general, municipality-wide standards may be modified by waivers approved by the planning board. Particular, zone-specific standards may not be waived or modified by the Pplanning-Bboard. Modifications of particular, zone-specific standards may only be considered approved by Vvariance governed by in accordance with Article XV.~~

(Ord. of 9-21-2009, § 7.3H; Ord. No. 24-05032021, 5-17-2021)

Planning Board Recommendations – DRAFT

October 13, 2026

VISION, GOALS AND POLICY RECOMMENDATIONS

Future Land Use

1. **Planning Board Comment:** For FLU policy 1, amend wording to “fiscally responsible development for the municipality.”
 - **Proposed Language Change:** Policy 1: Direct growth to the high-growth area to encourage compact, efficient, and fiscally responsible development for the municipality.

Community

1. **Planning Board Comment:** Community action item C 5.2.2: add more specific language around committee and board engagement process (fair, clear, transparent process).

- a. **Proposed Language Change:** See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 5: Ensure municipal services are administered efficiently and effectively.						
Objective 2: Strengthen the role of City boards and committees in supporting effective delivery of public services and implementation of City policies.						
C 5.2.2	Provide consistent opportunities for boards and committees to provide input and feedback, as stated in the City Charter(s) and ordinances, into capital planning, policy development, and service delivery decisions. ~~Ensure including~~ defined, <u>timely, and transparent checkpoints of board and committee</u> engagement in budget and planning processes.		City Manager	Medium Term	Documented process depicting when and how boards provide input into CIP, budget, or policy development. Annual update to City Council.	

2. Planning Board Comment: Adding digital equity initiatives.

a. **Proposed Language Change:** See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy: Provide public facilities in an efficient, coordinated, and fiscally responsible manner that meets current needs and responds to anticipated growth and demographic change. *						
Objective 2: Explore opportunities for infrastructure coordination and joint purchasing programs. *						
I 1.2.3	<u>Partner with organizations to inventory and map Auburn’s broadband network and digital literacy capacity by collecting data on service availability, typical speeds, reliability, and other information, and identifying underserved geographies and populations.</u>		<u>City Manager, Community and Business Development Department</u>	<u>Medium - Long Term</u>	<u>Completed inventory and data collection on broadband and digital literacy. Annual update to City Council.</u>	
I 1.2.4	<u>Develop a Digital Equity & Broadband Expansion Plan or Policy.</u>		<u>City Manager, Community and Business Development Department</u>	<u>Medium – Long Term</u>	<u>Completed Digital Equity and Broadband Expansion Plan or Policy. Annual update to City Council.</u>	

3. Planning Board Comment: “Word salad” of education / 95% graduation rate section.

- a. **Response:** We addressed this at the 9/23/26 meeting. The Comprehensive Plan balances specific and broad action items. These action items were made with the School Department to ensure accuracy and alignment with their processes.

Transportation

1. Planning Board Comment: Addressing e-scooters and e-bikes safety.

a. Proposed Language Change: See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 3: Provide, maintain, and improve the City's road network.						
Objective 1: Implement Auburn's Vision Zero Resolve						
<u>T 3.1.7</u>	<u>Collaborate with partners to create resources and guidelines for micromobility devices, such as e-bikes and e-scooters.</u>		<u>Public Services Department, Planning and Permitting Department, Communications and Community Engagement Department</u>	<u>Short Term</u>	<u>Published micromobility resources and guidelines. Annual update to City Council.</u>	
<u>T 3.1.8</u>	<u>Consider regulations requiring micromobility devices traveling at speeds of 30 mph or higher to use standard traffic lanes rather than sidewalks, protected bike paths, or designated bicycle shoulders.</u>		<u>Police Department, Public Services Department, Engineering Department, Public Works Department</u>	<u>Medium Term</u>	<u>Installed roadway signage for micromobility devices. Annual update to City Council.</u>	

2. Planning Board Comment: Maintenance of pedestrian infrastructure during winter.

a. Proposed Language Change: See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 3: Provide, maintain, and improve the City's road network.						
Objective 1: Implement Auburn's Vision Zero Resolve.						
T 3.1.3	Amend ordinances to prioritize pedestrian safety, ease of access, and year-round usability, including provisions for enhanced maintenance of brick, uneven, or ice-prone materials <u>on sidewalks and walkways</u> and alternatives to sidewalks <u>and walkways</u> constructed entirely of brick.	T2.1, T3.2, T3.3, C2.1	Public Services Department, Planning and Permitting Department, Engineering Department, Police Department	Ongoing	<u>Reviewed ordinances. Recommended and adopted ordinance amendments that prioritize pedestrian safety with sidewalk and walkway maintenance and improvements where feasible.</u> Annual update to City Council.	

3. **Planning Board Comment:** Regulate number of parking spaces, explore parking maximums and amending speed limits to lower speeds.

a. **Proposed Language Change:** See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 3: Provide, maintain, and improve the City's road network.						
Objective 2: Update road and parking standards.						
<u>T</u> <u>3.2.6</u>	<u>Amend Chapter 46, Sec. 46-175 to reduce design speeds for streets and roads.</u>		<u>Planning and Permitting Department</u>	<u>Short - Medium Term</u>	<u>Reviewed ordinances. Recommended and adopted ordinance amendments that reduce design speeds for streets and roads where feasible. Annual update to City Council.</u>	
<u>T</u> <u>3.2.7</u>	<u>Amend Chapter 60, Article V. to require off-street parking maximums for all commercial and industrial land uses.</u>		<u>Planning and Permitting Department</u>	<u>Short - Medium Term</u>	<u>Reviewed ordinances. Recommended and adopted ordinance amendments that create off-street parking maximums for commercial and industrial land uses where feasible. Annual update to City Council.</u>	

4. Planning Board Comment: Adding a stormwater fee action item.

a. Proposed Language Change: See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 1: Provide public facilities in an efficient, coordinated, and fiscally responsible manner that meets current needs and responds to anticipated growth and demographic change. *						
Objective 3: Prioritize infrastructure investment in high-growth areas designated in the Future Land Use Plan. *						
<u>I</u> <u>1.3.9</u>	<u>Explore establishing a stormwater management utility fee indexed to impervious area to reduce impervious surface cover and protect water quality.</u>		<u>Public Services Department, Engineering Department, and Finance Department</u>	<u>Medium Term</u>	<u>Completed feasibility study of a stormwater management utility fee with recommendations for adoption. Annual update to City Council.</u>	

Natural Environment

1. **Planning Board Comment:** For policy 3, add support local access to food / right to farm / food sovereignty ordinance.
 - a. **Proposed Language Change:** Objective 1: Support access to locally grown and sourced food and support the agriculture economy in alignment with Auburn's Food Sovereignty Ordinance.
 - b. **Proposed Language Change:** Objective 2: Support farming in Auburn in alignment with the Maine Agriculture Protection Act (Title 7 MRSA §164).

2. **Planning Board Commet:** LID standards, landscape and buffering standards.
 - a. **Response:** We have LID standards as an action item: N 1.1.11
 - b. **Proposed Language Change:** See landscape and buffering standards below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 2: Update local ordinances to align with the goals and intent of the Future Land Use Plan, including clearly defining desired scale, intensity, and location of future development, and clearly defining protective measures for natural resources, rural areas, and waterfront areas. *						
Objective 1: Promote dense, mixed-use development that strengthens Auburn's economic core and creates a vibrant, walkable environment with a variety of commercial and residential uses in the High Density, High Growth areas as delineated in the Future Land Use Map.						
<u>FLU 2.1.13</u>	<u>Amend ordinances to establish citywide landscape and buffering standards (e.g. shade canopy coverage, streetscape standards, stormwater-supportive landscaping).</u>		<u>Planning and Permitting Department</u>	<u>Short Term</u>	<u>Reviewed ordinances. Recommended and adopted ordinance amendments for landscape and buffering standards, where feasible. Annual update to City Council.</u>	

3. Planning Board Comment: Definition of farm, farming?

- a. Response:** From Auburn's Ordinance (Section 60-2): Farm means any parcel of land which is used in the raising of agricultural products, livestock or poultry, or for dairying.
- b. Response:** Title 7 MRSA §251: "Farm" or "ranch" means the land, plants, animals, buildings, structures, ponds and machinery used in the commercial production of agricultural products. "Farming" or "ranching" means primarily engaging in the commercial production of agricultural products as a livelihood and includes dairy farming; raising livestock, freshwater fish, fur-bearing animals or poultry; producing, cultivating, growing and harvesting fruit, produce or floricultural or horticultural commodities; or any practices on a farm or ranch that are incident to or in conjunction with these farming operations.

4. Planning Board Comment: Highlight abundant healthy farms in the vision as the words “commitment” and “preservation” emphasize commitment to land protection and farming.

- a. Response:** We addressed this at the 9/23/26 meeting. Farming is discussed in Policy 3, Objectives 1 and 2.

Parks and Recreation

1. **Planning Board Comment:** Add / mention snowmobile trails and snowmobile trail maintenance.

a. **Proposed Language Change:** See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 1: Provide universally available and connected parks, trails, and open space to meet the needs of all users.						
Objective 2: Improve park, trail, and open space stewardship and maintenance.						
<u>PR 1.2.8</u>	<u>Coordinate with local organizations and volunteer programs to create and expand awareness, report maintenance needs, and identify improvement projects to maintain trails and ensure access in all seasons.</u>		<u>Parks and Recreation Department, Public Works Department</u>	<u>Ongoing</u>	<u>Documented and maintained collaboration with organizations. Annual update to City Council.</u>	

2. **Planning Board Comment:** Amend public access to all water bodies because Taylor Pond is privately owned and Lake Auburn is drinking water supply.

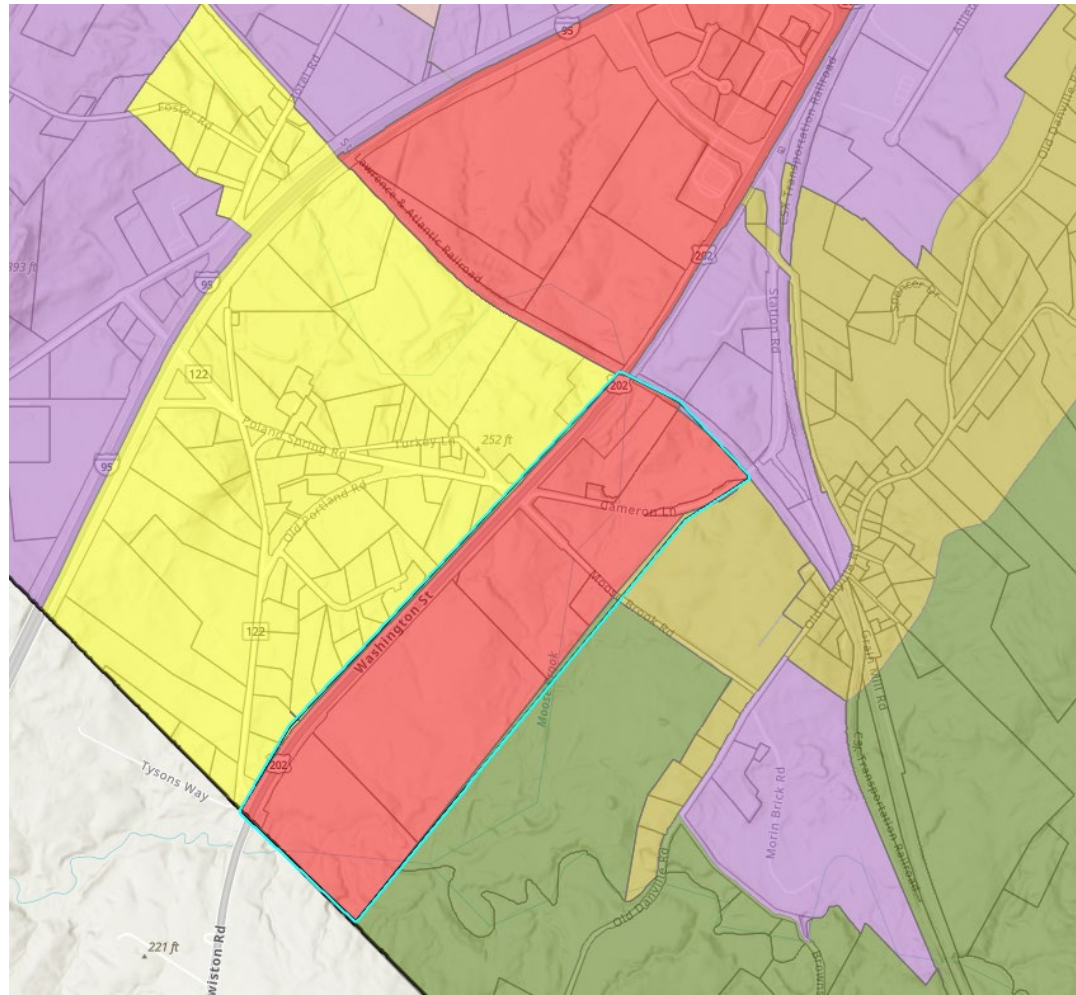
a. **Proposed Language Change:** See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 1: Provide universally available and connected parks, trails, and open space to meet the needs of all users.						
Objective 4: Provide points of access to major waterbodies for boating, fishing, swimming, and other means of recreation. *						
PR 1.4.1	Identify and assess potential locations for new or expanded public boat launches and waterfront access points across Auburn's major waterbodies, <u>where feasible and in line with community identified priority locations</u> . Incorporate long-term maintenance, safety planning, and operational resilience into waterfront access projects.	NE1.1	City Manager, Parks and Recreation Department, Public Works Department, Engineering Department	Ongoing	Identified and assessed public boat launch(es) and waterfront across point(s). Annual update to City Council.	Boating Facilities Fund: Bureau of Parks and Lands: Maine DACF

MAP: FUTURE LAND USE

1. Planning Board Comment: Exit 75 Area / High Density Core

- a. **Proposed Change:** The parcel outlined in turquoise is currently high density core. The (potential) Planning Board recommendation is to change the high density core land use category to mixed use corridor, mixed use residential, or compact residential.



2. Planning Board Comment: Amend the wording of the Agriculture, Forestry, Open Space, and Recreation land use category to allow more housing.

a. Proposed Language Change:

Description: Agriculture, Forestry, Open Space, and Recreation category encompasses areas intended primarily for agriculture and forestry, and for industrial uses required for the production and / or processing of agricultural, forestry, or other natural resource based products; and for natural resource protection, recreation, and other open space preservation. These areas play a critical role in maintaining the rural character of significant parts of Auburn, supporting agricultural and forest lands, and providing opportunities for outdoor recreation while also accommodating residential development.

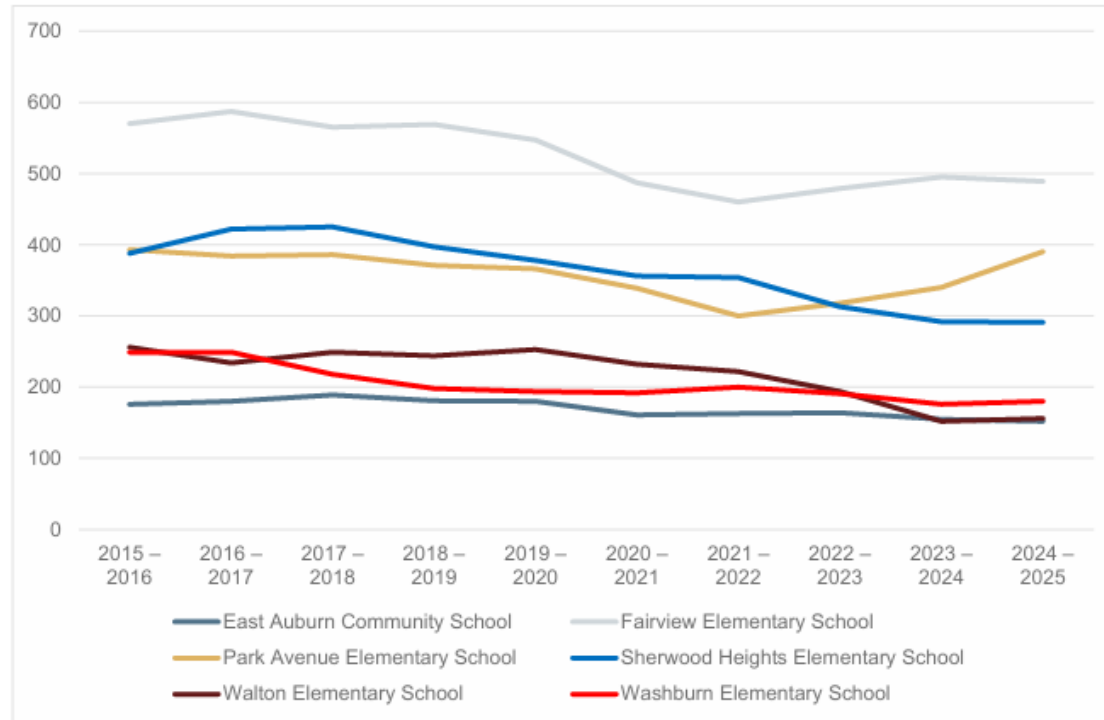
Land Uses: Typical uses include agricultural activities and associated businesses, forestry and resource management, and passive and active outdoor recreation. Residential uses are allowed, but are limited. ~~and generally secondary uses to agriculture, forestry, natural resource, and recreation uses.~~

Density and Form: These areas are predominantly open landscapes with farms, fields, forests, and conservation lands, interspersed with agricultural structures and occasional single-family residences associated with agriculture, recreation, or resource-based land uses. These areas are intended to remain largely undeveloped to protect environmental resources, preserve scenic and rural areas, and support Auburn's agricultural, forestry, and recreation economy. Residences are located on large lots and are set back far from the road. Residential clustered development approaches may be appropriate where they preserve open space, environmental resources, and agricultural soils.

General Inquiries

1. What's the number units built to meet housing needs? Would like to see data on number of units built so far.
 - a. We are working on this.
2. Does traffic safety committee meet with city staff anytime an application requires a TMP?
 - a. No.
3. What is Auburn's regional service area boundary?
 - a. Broadly speaking, Androscoggin Valley region (includes Androscoggin, Franklin, and Oxford Counties. 4,429 square miles). The regional service area can also depend on the service.
4. Wording for "predictable" housing development, how will the city ensure this?
 - a. Answered in meeting on 9/23/26. The City can ensure this with efficient and timely development review. See Future Land Use, Policy 1, Objective 1.
5. Do we have room in our school system to accommodate 1,300 more units?
 - a. Total enrollment in the Auburn Public School district experienced a steady decline since the 2017 – 2018 school year, with the highest enrollment recorded at 3,579 students for that time frame. Enrollment further dropped during the 2020 – 2021 school year, likely due to disruptions caused by the COVID-19 pandemic, with the total falling to 3,320 students. Although there has been a modest increase in enrollment since 2021, the district's total enrollment for the 2023 – 2024 school year remains lower than pre-pandemic levels by approximately 9.4%. Enrollment in Auburn Middle School has declined by 9.6% over the past decade while Edward Little High School has seen a 3.9% increase in enrollment. Since the 2021 – 2022 school year, Edward Little High School has seen a 5.7% increase in enrollment (2026 Comprehensive Plan, 277).
 - b. The School Department has commissioned an enrollment study to be finalized at the end of October 2026. This outside firm considers many factors, including birth rates, enrollment trends, historical and current permit data, and the city housing study, plus other relevant information. The preliminary indications of the enrollment study are that there is "flat" enrollment at the elementary level and slight growth in grades 7-12. We have not received information that indicates large enrollment numbers that would warrant a new school.

Figure 1.12: Enrollment by School and School Year (Elementary School)



Source: Maine Department of Education

6. Information on tax difference between different types of dwelling units and tax revenue generated/acre?
 - a. We are working on this.
7. Can we control public access to waterbodies to just to Auburn residents?
 - a. No.
8. What is the total area in the Lake Auburn watershed protection area?
 - a. The watershed is 11, 758 acres and Lake Auburn is 2,298 acres
9. What is the cost sharing of the Lake Auburn watershed maintenance between Auburn and Lewiston?
 - a. We are working on this.
10. What does a minimum 75% capital investments mean for growth area? Does this include water / sewer side of the matter?

- a. We are working on this.
11. A list of where the Planning Board is mentioned in each action item.
- a. We did not explicitly mention the Planning Board (or any committee / Board). Your packet includes a list of the action items the Planning and Permitting Department is responsible for.

Goal Area	No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source	Progress
Future Land Use	FLU 2.1.10	Establish site design standards for Mixed-Use Corridor and Mixed-Use Residential areas to improve mobility and to create safe routes for pedestrians, cyclists, and vehicles.	E1.2, H1.2, T1.1	Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that establish site design standards related to access and circulation, where feasible. Annual update to City Council.		
Future Land Use	FLU 2.1.11	Establish and maintain a list of underutilized properties and large parking areas and create a plan for future redevelopment for each property and parking area.	T2.1	Planning and Permitting Department, Economic Development Department, Business and Community Development Department	Short Term	Data on redevelopment projects along designated corridors and documentation of reuse of underutilized parcels or parking areas included in the annual development update to City Council.		
Future Land Use	FLU 2.1.12	Amend ordinances to establish buffer and transition standards between industrial, commercial, and residential land uses and between high growth and moderate growth areas.	FLU1.1	Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that establish buffer standards, where feasible. Annual update to City Council.		
Future Land Use	FLU 2.1.5	Coordinate land use planning with economic development efforts to brand and market key growth nodes (e.g., Great Falls Plaza, Auburn Mall area, Exit 75).	E1.3	Planning and Permitting Department, Economic Development Department	Short Term	Marketing and branding established for priority development areas by December 2027. Annual update to City Council.		
Future Land Use	FLU 2.1.6	Amend off-street parking regulations to allow creative parking solutions to encourage development in high-growth areas (e.g., incentivize shared parking solutions, create a parking district to fund structured parking garages, or implement flexible parking requirements). With any parking amendments, assess impacts on Public Works operations, including snow plowing, snow removal, and automated trash collection.	T3.2	Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that allow creative parking solutions, where feasible. Annual update to City Council.		
Future Land Use	FLU 2.2.2	Amend zoning ordinances to allow neighborhood-serving commercial uses in residential areas where they are compatible with residential context, form, and scale.	FLU1.1, FLU2.1	Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that allow limited neighborhood-serving commercial uses where feasible. Annual update to City Council.		
Community	C 4.2.1	Collaborate with partners and the Maine Historic Preservation Commission to conduct a survey of Auburn's historic and archaeological resources. *	C4.4	Planning and Permitting Department	Short Term	Completed survey. Annual update to City Council.	Grants Maine Historic Preservation Commission	
Community	C 4.3.4	Amend ordinances to allow adaptive reuse and redevelopment of historic structures and structures of community significance, including school buildings.	FLU1.1, H1.1, E1.2	City Manager, Planning and Permitting Department, Business and Community Development Department, Economic Development Department	Short Term	Completed or planned adaptive reuse projects, both public and private. Annual update to City Council.	Tax Incentives Maine Historic Preservation Commission	
Housing	H 1.1.3	Amend zoning ordinances to: 1) Align with City's housing goals, 2) Increase the availability of housing, and * 3) Incentivize a variety of housing types across income ranges, as appropriate (e.g., density bonuses, TIFs). *	FLU1.1, H1.2, E1.2	Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that allow identified housing needs (amount and type of housing) where feasible. Annual update to City Council.	Housing Opportunity Program Department of Economic and Community Development	
Housing	H 1.1.6	Align housing policies with zoning ordinances to ensure development standards support long-term housing goals.	FLU1.1, H1.2	Planning and Permitting Department	Short Term	Completion of a housing-land use policy crosswalk. Documentation showing incorporation of development standards that support a variety of housing types across price points. Annual update to City Council.		
Housing	H 1.2.1	Evaluate the City's alignment with state building codes and formally document any intentional deviations, including the rational and supporting justification for each, to ensure transparency and regulatory consistency.		Planning and Permitting Department (Code Enforcement)	Short Term, Ongoing	Alignment with state building codes recorded and justification for intentional deviations. Annual update to City Council.		
Housing	H 1.3.1	In compliance with State statute (MRSA §4357-B (2025)), conduct a land use study to determine districts to allow a homeless shelter(s) in the City.		Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that do not prohibit homeless shelter(s) in all zoning districts, where feasible. Annual update to City Council.	Research and National Technical Assistance (RNTA) U.S. Economic Development Administration	
Economy	E 1.1.5	Refine Auburn's Forest Bioproducts Advanced Manufacturing Tech Hub Overlay to attract innovation-oriented businesses, support technology and advanced manufacturing growth, and guide strategic infrastructure and investment planning within designated priority areas.	E1.3	City Manager, Economic Development Department, Planning and Permitting Department	Short Term	Formalized overlay district with codified clear standards and provisions in the ordinance. Annual update to City Council.		
Transportation	T 1.1.6	Annually review City roads with average daily traffic below 20,000 (AADT), consistent with Maine DOT guidance, to identify candidates for road diets.	T3.2	Public Services Department, Engineering Department, Planning and Permitting Department	Short Term, Ongoing	Annual update to City Council on AADT review and road diet recommendations.		
Transportation	T 2.1.11	Amend ordinances to require new developments to consider and provide for active transportation access, both internal to the site and surrounding network connectivity.	FLU1.1, T3.3, R1.1	Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that require internal and interconnected pedestrian and bike access and mobility, where feasible. Annual update to City Council.		
Transportation	T 2.1.9	Develop and adopt a Complete Streets policy, criteria, and standards for public rights of way that apply to both City initiated projects and private development. Revisit Complete Streets: A Guide to Best Management + Design Practice to affirm current best practices.	FLU1.1	Public Services Department, Planning and Permitting Department, Engineering Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that reference Complete Streets principles, where feasible. Annual update to City Council.		
Transportation	T 3.2.4	Review and revise ordinance standards for subdivisions and public and private roads to encourage growth patterns that make effective use of existing infrastructure and provide for strategic street and transit connections. *	FLU1.1, FLU2.1, H1.1, T1.1, T2.1, T3.1	Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that address subdivision and roadway standards where feasible. Annual update to City Council.		
Transportation	T 4.1.8	Amend zoning ordinances to encourage site design standards that accommodate rail sidings, transload facilities, and logistics operations.	FLU1.1, E1.3, T4.4	City Manager, Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted rail-supportive ordinance amendments where feasible. Annual update to City Council.		
Transportation	T 4.2.1	Adopt and maintain airport overlay zoning and airspace protection standards consistent with FAA Grant Assurance 21 to prevent incompatible land uses and obstructions near runway approaches.		City Manager, Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that strengthen the airport overlay zoning and airspace protection standards where feasible. Annual update to City Council.		
Transportation	T 4.2.2	Amend zoning ordinances to require proximity and aviation activity as part of applicable development review processes.	FLU1.1, T4.3	City Manager, Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that require airport proximity disclosure where feasible. Annual update to City Council.		
Natural Environment	NE 1.1.1	Amend zoning ordinances to limit development in current undeveloped areas along the Androscoggin River.	FLU1.1, FLU2.3,	Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that limit new development in undeveloped areas along the Androscoggin River, where feasible. Annual update to City Council.	Home MNRCP	

Natural Environment	NE 1.1.10	Identify areas where public wellhead and aquifer recharge area protection mechanisms may be needed and implement mechanisms to protect these areas. *	NE2.1	Public Works Department, Public Services Department, Engineering Department, Planning and Permitting Department	Short Term	Public wellhead and aquifer recharge areas identified and evaluated to assess if additional protections are needed. If so, ordinances are updated to add additional protections to these areas. Annual update to City Council.		
Natural Environment	NE 2.1.1	Review ordinances for compliance with state laws regarding natural resource protection for wetlands, vernal pools, threatened and endangered species, wildlife habitat blocks, and open space.	NE1.1	Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that, at a minimum, comply with state laws. Annual update to City Council.		
Natural Environment	NE 2.1.2	Require developers to identify critical natural resources using pertinent Beginning with Habitat (BWH) maps that may be on-site and to take appropriate measures to protect those resources. *	FLU2.3	Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that further protect critical natural resources and waterbodies. Annual update to City Council.		
Natural Environment	NE 3.5.2	Permit land use activities that support productive forestry operations, such as firewood stands, sawmills, log buying yards, and tree farms to improve the economic vitality of forestry operations. *	FLU1.1, E1.3	Planning and Permitting Department	Short Term	Reviewed ordinances. Recommended and adopted ordinance amendments that support productive forestry operations where feasible. Annual update to City Council.		
Infrastructure	I 1.3.7	Improve code enforcement capacity to track, monitor, and enforce vegetation maintenance requirements approved through the site review and development approval process.	FLU1.1, CS.2, PR1.3	Public Services Department, Planning and Permitting Department (Code Enforcement)	Short Term	Established tracking process for approved vegetation maintenance conditions and documented enforcement actions. Annual update to City Council.	Community Enterprise Grant: CDBG	

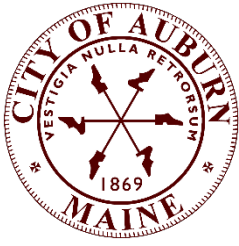
Goal Area	No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source	Progress
Future Land Use	FLU 2.1.8	Assess protections for natural resources and habitats, like wetlands, vernal pools, and shoreland areas, and determine if additional protections are needed to prevent development in environmentally sensitive areas, including in high-growth areas.	H1.2	Planning and Permitting Department	Medium Term	Completed review of existing local, state, and federal protections for wetlands, vernal pools, shoreland areas, and other environmentally sensitive resources, including those located within high-growth areas. Ordinances and policies updated as needed to improve environmental protection. Annual update to City Council.		
Future Land Use	FLU 2.2.1	Develop ordinances that encourage cluster and/or conservation subdivisions in transition areas between low- and moderate-density areas to preserve open space while accommodating housing.	FLU1.1, H1.1, H1.2	Planning and Permitting Department	Medium Term	Reviewed ordinances. Recommended and adopted ordinance amendments that encourage cluster or conservation subdivisions, where feasible. Annual update to City Council.		
Community	C 4.4.4	Evaluate the feasibility of a percent-for-art program, public art requirements, or fee-in-lieu payments for projects in key areas (e.g., downtown, village centers, commercial corridors) to maintain and grow the creation of public art throughout the City.	E1.3, T3.3, C5.2	Planning and Permitting Department	Medium Term	Reviewed ordinances. Recommended and adopted ordinance amendments that support creation of public art where feasible. Annual update to City Council.		
Housing	H 1.2.6	Collaborate with partners to evaluate alternative ownership models to lower the obstacle to entry for homeownership and maintain housing affordability (e.g. limited equity housing cooperative).	E1.2	Planning and Permitting Department, Business and Community Development Department	Medium Term	Evaluation of alternative ownership models and implementation, if feasible. Annual update to City Council.		
Economy	E 1.2.2	Develop and maintain linkages and connectivity between commercial activity centers and other areas of the City to promote functionality and business development. Encourage complimentary or co-locations between workers, supply chains, service needs, and other needs and services.	FLU1.2, T2.1, T3.3	Planning and Permitting Department, Economic Development Department	Medium Term, Ongoing	Documented improvements in roadway, transit, or trail connections between and to commercial areas, increased commercial development near complimentary services and housing. Update to City Council as necessary.		
Economy	E 1.2.3	Conduct a home to jobs ratio analysis every 5 years to assess the balance between available housing and employment opportunities, identify mismatches, and inform future housing and economic development planning.	H1.1	Planning and Permitting Department, Economic Development Department	Medium Term	Maintenance of ongoing system to track new jobs created and new homes built and regular comparison of these trends. Annual update to City Council.		
Economy	E 1.2.5	Review ordinances to allow, where feasible and appropriate, childcare as a use-by-right and explore options for increasing daycare operations.	C1.5	Planning and Permitting Department	Medium Term	Reviewed ordinances. Recommended and adopted ordinance amendments that allow childcare as a use-by-right where feasible. Annual update to City Council.		
Transportation	T 2.1.1	Develop intracity and intercity active transportation plans that inventory existing routes (including trail networks for non-vehicular commuters) and outline strategies to maintain and create a safe, connected, all season active transportation network within Auburn and to surrounding communities.	T1.1, E1.2	Public Services Department, Engineering Department, Planning and Permitting Department	Medium – Long Term	Completed studies and plans and tracking of improved and new trails. Annual update to City Council.		
Transportation	T 2.1.2	Develop and implement strategies to ensure residents can safely and conveniently access Auburn's active transportation network without needing to drive. This may include expanding sidewalk and bike lane connections to trailheads, improving wayfinding signage, coordinating with transit providers to add stops near major access points, and identifying opportunities for neighborhood level access	E1.2, T2.2, T3.3, R1.1, R1.3	Public Services Department, Engineering Department, Planning and Permitting Department	Medium – Long Term	Documented strategies and implementation actions that improve non vehicular access to trailheads. Annual update to City Council.	Active Transportation Initiative MaineDOT	
Transportation	T 2.2.1	Develop and maintain a citywide, virtual and physical map(s) and physical wayfinding signage of all publicly available trails, sidewalks, bike lanes, and shared use paths in the City. Update the map on a regular basis to reflect improvements.	T2.1, R1.1	Public Services Department, Planning and Permitting Department, Parks and Recreation Department	Medium Term	Completed and consistently updated citywide active transportation map. Annual update to City Council.	ATIIP - Bicycle and Pedestrian Program - Environment - FHWA	
Transportation	T 3.3.8	Develop and maintain an inventory of paper streets and public easements.	T2.2	Planning and Permitting Department	Medium Term	Completed inventory of paper streets and public easements. Annual update to City Council.		
Natural Environment	NE 3.2.5	Develop a resource page on the City's website to assist current and new farm owners with their business, understanding land use, and connecting with partners.		Communications and Community Engagement Department, Planning and Permitting Department	Medium Term	Completed guide for current and new farmers. Update to City Council as necessary.	Agricultural Marketing Loan Fund: Agricultural Resource Development Division: Maine DARE	
Natural Environment	NE 3.3.1	Evaluate the City's 2019 Forest Management Plan. Develop a plan to implement forest management strategies and harvest activities on City-owned woodlots.		City Manager, Planning and Permitting Department	Medium Term	Developed action plan to implement or modify recommendations in the 2019 Forest Management Plan. Annual update to City Council.	Urban Forests US Forest Service	
Parks and Recreation	PR 1.1.2	Prepare an annual report summarizing fee in lieu revenue, expenditures, project allocations, and recommended investment priorities.	R1.1, NE2.3	Planning and Permitting Department, Parks and Recreation Department	Medium Term	Annual update to City Council and Parks and Recreation Advisory Board.		
Parks and Recreation	PR 1.2.6	Compile a comprehensive inventory of City held subdivision easements, map them, and establish metrics to monitor ease of access, condition, and use.	PR1.1, H1.2	Planning and Permitting Department, Public Works Department	Medium Term	Completed inventory. Annual update to City Council.		
Parks and Recreation	PR 1.3.3	Collaborate with partners to redevelop existing parks and develop underutilized spaces in high-density residential areas into parklets, vegetated spaces, or community gardens.	FLU2.1, T2.1	Parks and Recreation Department, Business and Community Development Department, Planning and Permitting Department	Medium Term	Redevelopment of existing parks and development of new parklets, vegetated spaces, and community gardens. Annual update to City Council.		
Parks and Recreation	PR 1.4.2	Implement the recreation plans specified in Gulf Island's FERC Hydropower License for increased pond access and a boat launch.	PR2.1	Planning and Permitting Department, Public Works	Medium Term	Implemented recreation plans. Annual update to City Council.		

Goal Area	No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source	Progress
Community	C 4.3.3	Utilize the survey of Auburn's historic and archaeological resources to develop policies and actions for historic resources, including the establishment of a historic district(s) and increased historical markers.	FLU1.1, H1.1, C4.2	Planning and Permitting Department	Long Term	Completed policies and actions with implementation plan. Annual update to City Council.		
Transportation	T 1.1.5	Prioritize development near existing transportation infrastructure, including public transit, bike lanes, sidewalks, and trail networks. Consider incentive programs for developments that reduce Vehicle Miles Traveled (VMT) for residents.	FLU2.1, T2.1, R1.3	Public Services Department, Engineering Department, Planning and Permitting Department, Business and Community Development Department	Long Term, Ongoing	Documented development near existing transportation infrastructure and documented consideration of incentives for developments that reduce VMT. Annual update to City Council.		
Transportation	T 4.3.2	Establish streamlined local review pathways for airport, rail, and intermodal projects, where feasible, that are consistent with adopted plans and applicable zoning standards.	FLU1.1,	City Manager, Planning and Permitting Department	Long Term	Adopted streamlined review procedures. Annual update to City Council.		

Goal Area	No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source	Progress
Future Land Use	FLU 1.1.2	Coordinate with partners, including neighboring communities and regional organizations, on land use issues with cross-boundary impacts. *		Planning and Permitting Department	Ongoing	Documented and maintained coordination. Annual update to City Council, including a report on achievements and ongoing issues.		
Future Land Use	FLU 1.1.3	Provide and budget for permitting, planning, and code enforcement staff with the tools, training, required certifications, and support necessary to efficiently and effectively create and enforce land use regulations. *	H 1.2	Planning and Permitting Department, Planning and Permitting Department (Code Enforcement)	Ongoing	Completion and maintenance of required staff certifications and continuing education. Documentation of annual training activities, technology or process improvements implemented, and periodic internal review confirming staff capacity to administer and enforce land use regulations. Annual update to City Council.		
Future Land Use	FLU 1.1.4	Evaluate and refine planning and permitting procedures to be applied consistently using objective criteria in planning board decision making. Provide education, training, and guidance on development processes for planning board members. *		Planning and Permitting Department, Planning and Permitting Department (Code Enforcement)	Ongoing	Completion of a periodic review of permitting and development review procedures, including identification of opportunities to streamline reviews in high-growth areas. Publication or update of applicant guidance materials outlining change development and permitting processes. Annual update to City Council.		
Future Land Use	FLU 1.1.5	Annually evaluate the Future Land Use Map and category descriptions for consideration of zoning updates. Apply different zoning districts within a single land use category where appropriate to reflect transitions across a land use category.	FLU 2.2	Planning and Permitting Department, Planning and Permitting Department (Code Enforcement)	Ongoing	Utilization of the adopted Future Land Use Map and category descriptions as the primary reference for zoning ordinance amendments and land use policy updates. Documentation in staff reports and ordinance amendments demonstrating consistency between proposed zoning changes and the Future Land Use Plan. Update to City Council as necessary.		
Future Land Use	FLU 1.1.6	Establish an annual report to City Council to track new development approvals by location, type, form, and intensity to evaluate consistency with the Future Land Use Plan. *	FLU 2.1	Planning and Permitting Department, Planning and Permitting Department (Code Enforcement)	Ongoing	Annual development report created and provided to City Council. The report should include data on land use approvals, issued permits, projects under construction and completed, and data in line with actions throughout the Future Land Use objectives and actions. Annual update to City Council.		
Future Land Use	FLU 1.1.7	Evaluate the Comprehensive Plan every 3 years to amend and align the Future Land Use map with current trends, regulations, and best available data and practices. Amendments must follow state law to amend a comprehensive plan.	NE 2.1	Planning and Permitting Department	Ongoing	Evaluated Comprehensive Plan. Recommended and adopted amendments that align with current trends, regulations, and best available data and practices where feasible. Update to City Council as necessary.		
Future Land Use	FLU 2.1.1	Establish minimum development or density expectations in High Density Core areas to discourage underutilization of prime redevelopment sites.	FLU 1.1	Planning and Permitting Department	Ongoing	Adoption of minimum intensity or form standards (e.g., minimum height, floor area, or density thresholds) for High Density Core districts. Annual update to City Council.		
Future Land Use	FLU 2.1.2	Evaluate necessary updates to form-based code standards and zoning standards among Downtown, High Density Cores, and Mixed-Use Corridors to reflect varying contexts, desired scale, and public realm relationships.	H1.2	Planning and Permitting Department	Ongoing	Updated form-based code to further promote development in line with land use categories. Annual update to City Council.	Downtown Revitalization Program: CDBG	
Future Land Use	FLU 2.1.3	Amend ordinances to encourage mixed-use development and buildings that integrate residential, commercial, civic, and open space elements within new and existing developments and buildings. Ensure mixed-use development and mixed-use buildings reflect appropriate scale(s). Review and update interconnected ordinances, such as traffic and waste management, to maintain consistency with the City's land use framework.	H1.2	Planning and Permitting Department	Ongoing	Completion of a policy and ordinance audit identifying opportunities to support mixed use development. Adoption of ordinance amendments permitting residential and commercial uses within the same development, subject to form and compatibility standards. Annual update to City Council.		
Future Land Use	FLU 2.1.4	Amend ordinances to allow for flexible building forms and design standards that accommodate changing market conditions over time (e.g., adaptive reuse, ground-floor uses with flexible upper-floor uses).	H1.2	Planning and Permitting Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that allow for flexible building forms, where feasible. Annual update to City Council.		
Future Land Use	FLU 2.1.7	Amend ordinances to reduce obstacles to development and redevelopment, such as setback, parking, lot coverage, density, or lot size requirements, where appropriate.	E1.2, T3.2	Planning and Permitting Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that reduce development-related regulatory obstacles, where feasible. Annual update to City Council.		
Future Land Use	FLU 2.1.9	Coordinate zoning ordinances, form-based codes, and design standards with ongoing and future transportation studies to ensure land use standards and street design support desired development patterns.	FLU1.1, NE1.1, NE2.1	Planning and Permitting Department	Ongoing	Completed coordinated land use recommendations following corridor or transportation studies. Adoption of ordinance or design standard updates aligned with study findings. Annual update to City Council.		
Future Land Use	FLU 2.3.1	Maintain low-density development standards in Agriculture, Recreation, and Open Space areas, while allowing limited residential development that supports agriculture, forestry, recreation, and open space land uses.		Planning and Permitting Department	Ongoing	Data on development approvals in Agriculture, Recreation, and Open Space areas included in the annual development report to City Council.		
Future Land Use	FLU 2.3.2	Conduct regular engagement with the agriculture community to ensure that zoning standards do not unintentionally restrict modern farming practices.	NE3.1, NE3.2	Planning and Permitting Department, AG Working Group	Ongoing	At least 1 documented agricultural stakeholder engagement activity per year, with issues and outcomes summarized for staff and Planning Board review. Annual update to City Council.		
Community	C 4.3.1	Require Planning Board review of maps and information provided by the Maine Historic Preservation Commission during the development review process to protect historic and archeological resources to the greatest extent practicable. *	FLU1.1	Planning and Permitting Department	Ongoing	Documented ordinance requirement for maps and information on historic and/or archaeological resources. Annual update to City Council.		
Community	C 4.3.2	For known historic archeological sites and areas sensitive to prehistoric archeology, require developers and property owners to take appropriate measures to protect these resources. *	FLU1.1, C4.2	Planning and Permitting Department	Ongoing	Required documentation of protective measures in development proposals located in known or sensitive archaeological areas.		
Housing	H 1.1.10	Coordinate with local, regional, and state housing coalitions to support housing initiatives in Auburn. *	FLU1.1, E1.2	Planning and Permitting Department, Business and Community Development Department	Ongoing	Documented coordination, including meetings and identification of priority projects. Annual update to City Council.		
Housing	H 1.1.4	Evaluate the Comprehensive Plan every 3 years for impediments to housing development, including obstacles to infill development and redevelopment that is appropriate in size, scale, and context to existing development. Determine if amendments are needed to remove obstacles.	FLU2.1, H1.2, E1.2	Planning and Permitting Department	Ongoing	Comprehensive plan reviewed. Recommended and adopted amendments that remove obstacles to identified housing need(s) where feasible. Update to City Council as necessary.		

Housing	H 1.1.5	Evaluate and remove municipal obstacles to the construction of low- and very-low-income housing with the goal of 1 in 10 new units meeting the state's definition of affordable housing. *	FLU1.1, E1.2, H1.3	Planning and Permitting Department, Business and Community Development Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that remove obstacles to low- and very-low-income housing where feasible. Continued tracking of affordable housing development in the City. Annual update to City Council.	Supportive Housing Program	
Housing	H 1.1.8	Maintain an inventory of vacant properties in accordance with the City's vacant buildings ordinance and develop strategies, e.g. land banking, to bring vacant buildings online.	H1.2	Planning and Permitting Department (Code Enforcement)	Ongoing	Maintained inventory of vacant buildings and tracking of revitalized vacant buildings and properties. Annual update to City Council.		
Housing	H 1.1.9	Allow, and revise requirements as needed, for mobile home parks and mobile homes in the growth area pursuant to state laws 30-A M.R.S.A. §4358(3)(M) and 30-A M.R.S.A. §4358(2). *	E1.2	Planning and Permitting Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that allow mobile home parks and mobile homes where feasible. Annual update to City Council.		
Housing	H 1.2.2	Amend ordinances to lower regulatory obstacles and promote a more efficient, consistent, and predictable development process, where appropriate.	FLU1.1, E1.2	Planning and Permitting Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that promote an efficient development process where feasible. Annual update to City Council.		
Economy	E 1.2.4	Amend ordinances to lower regulatory obstacles that limit the development of housing options available to the workforce.	FLU1.1, H1.2	Planning and Permitting Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that remove obstacles to housing for the workforce, where feasible. Annual update to City Council.		
Economy	E 1.2.8	Review ordinances to reflect the community's economic vision. Implement the desired scale, design, intensity, and location of future economic development. *	FLU1.1, E1.1, E1.3	Planning and Permitting Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that align with the Future Land Use Map where feasible. Annual update to City Council.		
Transportation	T 2.1.10	Evaluate and update Traffic Impact Analysis (TIA) requirements in the ordinance to include consideration of all transportation modes and safety impacts with Complete Streets principles as part of project review, where appropriate.	T3.1	Public Services Department, Planning and Permitting Department, Engineering Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that revise TIA standards to explicitly address multimodal safety and Complete Streets impacts, where feasible. Annual update to City Council.		
Transportation	T 3.1.3	Amend ordinances to prioritize pedestrian safety, ease of access, and year round usability, including provisions for enhanced maintenance of brick, uneven, or ice prone materials and alternatives to sidewalks constructed entirely of brick.	T2.1, T3.2, T3.3, C2.1	Public Services Department, Planning and Permitting Department, Engineering Department, Police Department	Ongoing	Adopted sidewalk material and maintenance standards. Annual update to City Council.		
Transportation	T 3.1.5	Add specificity to waiver criteria and review processes in Chapter 60 and Chapter 46 of the ordinance related to safe streets elements, including sidewalks and bicycle, pedestrian, and vehicular infrastructure.	H1.2, T2.1, T3.2	Planning and Permitting Department, Police Department	Ongoing	Adopted waiver criteria and applied procedures during the development review process. Annual update to City Council.		
Transportation	T 3.2.2	Amend ordinances to reduce the number of curb cuts and encourage shared parking facilities or shared use of existing surface parking, particularly in commercial and mixed use areas.	FLU2.1	Planning and Permitting Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that address curb cuts and shared parking where feasible. Annual update to City Council.		
Transportation	T 3.2.5	Maintain and update local ordinances as necessary to address or avoid conflicts with state transportation policies and regulations, including the Sensible Transportation Policy Act (23 M.R.S.A. §73), state access management regulations (23 M.R.S.A. §704), and state traffic permitting requirements for large developments (23 M.R.S.A. §704 A). *	FLU1.1, T1.1	Planning and Permitting Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that maintain compliance with state transportation policies and regulations where feasible. Annual update to City Council.		
Transportation	T 3.3.7	Coordinate land use activities (e.g., ordinance updates) with transportation planning efforts to maximize the efficiency and maintenance of the existing road network and reduce vehicle miles traveled (VMT). *	T1.1	Public Services Department, Engineering Department, Planning and Permitting Department	Ongoing	Documented and maintained coordination between Departments during ordinance revisions and development review. Annual update to City Council.		
Transportation	T 4.4.2	Acknowledge Auburn's strategic location along CSX Transportation, St. Lawrence & Atlantic Railroad, and Lewiston and Auburn Railroad Company corridors.	T4.2	City Manager, Planning and Permitting Department, Business and Community Development Department	Ongoing	Rail corridors are referenced and mapped. Corridors are marketed in economic development initiatives. Annual update to City Council.		
Transportation	T 4.4.3	Align local land use, transportation, and economic development policies with the Maine State Aviation System Plan, Maine State Rail Plan, and Maine Integrated Freight Strategy.	FLU1.1, E1.3, T1.1, T4.2	City Manager, Planning and Permitting Department, Economic Development Department	Ongoing	Alignment with local policies and state freight and aviation plans. Annual update to City Council.		
Natural Environment	NE 1.1.11	Amend ordinances to incorporate stormwater runoff performance standards and low impact development (LID) standards consistent with: * o Maine Stormwater Management Law and Maine Stormwater Regulations (Title 38 M.R.S.A. §420-D and 06-096 OMR 500 and 502); o Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds. o Maine Pollution Discharge Elimination System Stormwater	NE2.1	Planning and Permitting Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that incorporate stormwater runoff standards and updated LID requirements where feasible. Annual update to City Council.		
Natural Environment	NE 1.1.14	Establish policies and construction and road maintenance requirements that protect rivers, streams, and other water bodies in high-growth areas while promoting more intensive development in those areas. *	FLU1.1, FLU2.1, NE2.1	Public Services Department, Planning and Permitting Department, Engineering Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that establish construction requirements in designated high growth areas to protect rivers, streams, and other water bodies where feasible. Annual update to City Council.		
Natural Environment	NE 1.1.15	Minimize pollution discharges through the maintenance of existing public sewer systems and wastewater treatment facilities and educate private property owners on septic system maintenance. *		Public Services Department, Planning and Permitting Department, Public Works Department, Engineering Department	Ongoing	Completed annual inspections of municipal wastewater and sewer infrastructure with documented maintenance actions. Annual update to City Council.	State Municipal Wastewater Grant Program, Maine Department of Environmental Protection	
Natural Environment	NE 1.1.16	Collaborate with partners to promote practices that reduce pollutant loading from activities associated with agricultural/farming practices and harvesting of trees, impervious surfaces, lawns, driveways, access roads, and septic systems. *		Planning and Permitting Department (Code Enforcement), Communications and Community Engagement Department, Public Works Department	Ongoing	Published up-to-date information on the City's website and outreach to residents. Update to City Council as necessary.		
Natural Environment	NE 1.1.3	Maintain the Lake Auburn Watershed Overlay District and limit new development in the Lake Auburn watershed.	NE2.1	Planning and Permitting Department	Ongoing	Tracking of limited new development. Annual update to City Council.	319 Grant Program, Maine Department of Environmental Protection	
Natural Environment	NE 1.1.4	Assist property owners with Lake Auburn Watershed Protection Commission's Septic System Inspection Program to ensure compliance with municipal septic inspection ordinances.	NE2.1	Planning and Permitting Department (Code Enforcement)	Ongoing	Compliance with municipal septic inspection ordinances. Annual update to City Council.	Small Community Grant Program, Maine Department of Environmental Protection	
Natural Environment	NE 1.1.8	Continue the evaluation of dams and culverts. Create an inventory and analysis of dam and culvert ownership, licensing, condition, flood mitigation, and impacts on water quality and fish passage.	NE2.3	Public Works, City Manager, Public Services Department, Planning and Permitting Department, Engineering Department	Ongoing	Completion and publication of a comprehensive dam and culvert inventory and analysis. Annual update to City Council.	Hazard Mitigation Assistance Grants FEMA.gov	

Natural Environment	NE 1.1.9	Use the dam and culvert inventory to evaluate relicensing efforts and outline strategies to prepare for dam removals as needed.	FLU1.1, NE2.1	Public Works, City Manager, Public Services Department, Planning and Permitting Department, Engineering Department	Ongoing	Documented progress of relicensing evaluations, grant applications, or negotiations with dam owners. Annual update to City Council.		
Natural Environment	NE 2.1.3	Maintain and regularly review regulations governing new gravel mining near critical natural resources and waterbodies to ensure ongoing protection.	NE1.1	Planning and Permitting Department	Ongoing	Review of regulations for gravel mining and inspection of gravel pit compliance. Annual update to City Council.		
Natural Environment	NE 2.1.4	Participate in regional planning, management, and regulatory efforts around shared critical and important natural resources. *	FLU1.1	Planning and Permitting Department	Ongoing	Participation in regional meetings, working groups, or joint planning sessions. Annual update to City Council.		
Natural Environment	NE 2.3.1	Collaborate with partners to provide publicly available and updated databases on: 1) Natural resources like wetlands, vernal pools, threatened and endangered species, and wildlife habitat blocks. 2) Open space current use tax programs. 3) Applicable local, state, or federal regulations. *	NE1.1,	Planning and Permitting Department, Assessing Department, Communications and Community Engagement Department	Ongoing	Published up-to-date information on the City's website and outreach to residents. Update to City Council as necessary.		
Natural Environment	NE 3.1.1	Include agriculture, commercial forestry operations, and land conservation in local or regional economic development plans. Consider collaboration with partners to track economic impact of agricultural businesses. *	E1.3, NE3.2	Planning and Permitting Department, Economic Development Department, Business and Community Development Department	Ongoing	Incorporation of agriculture, commercial forestry operations, and land conservation in economic development plans. Annual update to City Council.	Agriculture, Food System and Forest Products Infrastructure Investment Fund: Maine DACF	
Natural Environment	NE 3.1.2	Collaborate with farmer's market leaders, community partners, and the City of Lewiston to support a multi-season (indoor/outdoor) local farmer's market.	NE3.2	Planning and Permitting Department, City Manager, Public Services Department, Planning and Permitting Department	Ongoing	Documented support for a multi-season farmers market. Annual update to City Council.		
Natural Environment	NE 3.2.1	Consult with Androscoggin Valley SWCD when developing any land use regulations pertaining to agricultural management practices. *	NE1.1, NE2.1, FLU2.3	Planning and Permitting Department	Ongoing	Documented collaboration with Androscoggin Valley SWCD. Annual update to City Council.		
Natural Environment	NE 3.2.2	Evaluate subdivision and site design standards and work with developers to protect forested lands and prime farmland soil as open space to the greatest extent practicable. *	FLU2.3	Planning and Permitting Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that protect forested lands and prime farmland soils where feasible. Annual update to City Council.	Maine Farms for the Future - Maine DACF	
Natural Environment	NE 3.2.3	Encourage owners of productive farmland to enroll in applicable current use taxation program(s). * Consider a voluntary municipal support program to allow for tax incentives and increased investment.	E1.3, NE3.1, C5.1	Assessing Department, Planning and Permitting Department, Communications and Community Engagement Department	Ongoing	Documented outreach to farmers. Annual update to City Council.	Ecological Conditions Incentives Program: Stream Smart - Maine Audubon	
Natural Environment	NE 3.2.4	Allow land use activities that support productive agriculture and natural resource operations, such as roadside/wayside stands, community gardens, agritourism businesses, active / permitted working farms, and pick-your-own operations. * Limit other types of commercial development to protect farm and forestry operations in the AGRP zone. *	FLU1.1, NE3.1, NE3.3, NE3.5	Planning and Permitting Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that expand or clarify permitted agricultural accessory uses where feasible. Annual update to City Council.	Maine Farms for the Future - Maine DACF	
Natural Environment	NE 3.5.1	Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. 6886A. *	FLU1.1, FLU2.3	Planning and Permitting Department	Ongoing	Maine Forest Service is contacted prior to developing or amending land use regulations. Annual update to City Council.		
Parks and Recreation	PR 1.1.1	Amend the ordinances to require an open space fee in lieu structure for subdivisions where onsite open space is infeasible. Direct all collected fees to a designated Parks and Recreation capital fund.	FLU1.1	Planning and Permitting Department, Parks and Recreation Department	Ongoing	Reviewed ordinances. Recommended and adopted ordinance amendments that require an open space fee-in-lieu, where feasible. Parks and Recreation fund created. Annual update to City Council.		
Infrastructure	I 1.2.2	Collaborate with regional partners, service districts, and councils of governments to evaluate shared infrastructure investments, equipment purchases, or coordinated capital timing where possible.	T4.3	City Manager, Department Staff	Ongoing	Documented findings and recommendations. Incorporated feasible opportunities into the CIP and annual budget discussions. Annual update to City Council.		
Infrastructure	I 1.3.2	Ensure capacity of utility services (natural gas, electricity, broadband, etc.) and collaborate with partners to improve and expand sewer and water service in the high growth area.	H1.1, FLU2.1, C5.2	Planning and Permitting Department, Economic Development Department	Ongoing	Coordination with utility service providers and water and sewer district(s). Annual update to City Council.	Public Infrastructure Grant Program: CDBG	



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: September 8, 2026

ORDINANCE XX-XXXXXXXX

Author: DeCarlo Brown, Director of Planning and Permitting

Subject: Proposed Zoning Ordinance Map Amendment– Pownal Road

Information: On August 3, 2026, the City Council discussed a request by a property owner to rezone a portion of the Agricultural and Resource Protection District to Low Density Rural Residential. Following a brief discussion on the current and proposed comprehensive plan, the Council requested staff to draft an order(attached) to begin the process of adoption for the Planning Board.

In accordance with Section 60-1445, Zoning Ordinance:

“Amendments to the zoning ordinance, including the zoning map, may be initiated by the planning board on its own initiative or upon request by the city council or by a petition signed by not less than 25 registered voters of the city.”

The proposed order would constitute a request by the city council.

Section 60-1446 continues:

“Each proposal to change the zoning map shall be made in writing and shall explicitly state the nature, extent, location and purpose of the map change proposed and shall be accompanied by a black line print of a diagram drawn to scale showing and stating clearly the dimensions in feet, the area, metes and bounds of the land proposed for a change and a sketch or other explicit identification of the general location and relationship of such land to some major neighborhood or other recognizable geographic segment of the city. Petitions shall be filed not less than 30 days prior to a regularly scheduled meeting.”

Accordingly, staff offers the following information:

Nature and extent – a zoning map amendment rezoning a portion of the city from Agriculture and Resource Protection (AG) to Low Density Rural Residence (RR) in a strip as illustrated in the attached maps.

Location –A southeastern section of Pownal Road to extend a strip of Low Density Rural Residence District approximately 1200 feet southeast toward the City of Auburn Boundary. The zoning district strip is approximately 450 feet wide from the road center line adjusted for property boundaries.

Purpose – To align the designation of the Zoning Map with the goals, policies, and future land use designations established in the Comprehensive Plan, thereby promoting public health, safety, and general welfare, and successfully maintaining a rational, balanced land use pattern across the municipality.

City Budgetary Impacts: None.

Staff Recommended Action: Approval of the Draft Order to the Planning Board.

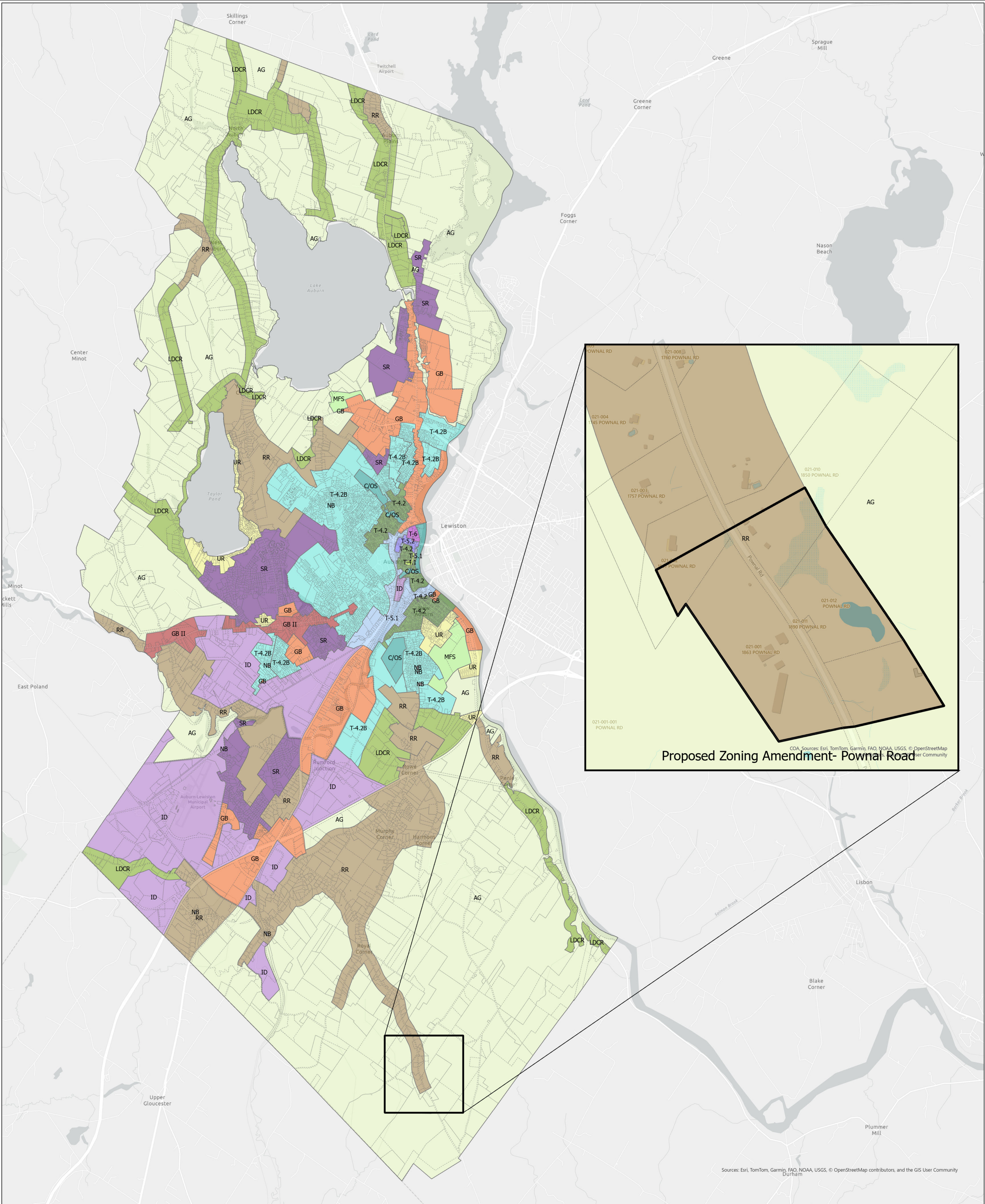
Previous Meetings and History: August 3, 2026, City Council Workshop

City Manager Comments:



I concur with the recommendation. Signature:

Attachments: Draft Order, Proposed Zoning Amendment Map (Updated 8/18/2026)



60 Court Street
Auburn, ME
207.333.6601

Proposed Zoning Amendment

Pownal Road- August 2026



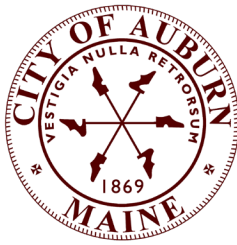
Zoning

- AG - AGRICULTURE AND RESOURCE PROTECTION
- C/OS - Conservation / Open Space
- GB - General Business
- GB II - General Business II
- ID - Industrial
- LDCR - Low Density Country Residential
- MFS - Multi-Family Suburban
- NB - Neighborhood Business

- RR - Rural Residential
- SR - Suburban Residential
- T-4.1 - Traditional Mainstreet Neighborhood
- T-4.2 - Traditional Downtown Neighborhood
- T-4.2B - Traditional Neighborhood Development District
- T-5.1 - Downtown Traditional Center
- T-5.2 - Downtown City Center
- T-6 - Great Falls Metropolitan
- UR - Urban Residential
- Parcels

0 7,500 Feet

This map was created by Auburn's ICT Department. While every effort has been made to ensure that these data are accurate and reliable, the City of Auburn cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of the information displayed on this map are strongly cautioned to verify all information before making any decisions.



ORDER

City Council Order

IN CITY COUNCIL

ORDERED, That the City Council direct staff to draft a Zoning Map Amendment consistent with the adopted Comprehensive Plan for consideration by the Planning Board and direct the Planning Board to review a proposed amendment, hold a Public Hearing and forward a recommendation back to the City Council on the following map amendment:

- A. Pownal Road Zoning District Map Amendment** - The adoption of a zoning map amendment along a southeastern section of Pownal Road to extend a strip of Low Density Rural Residence District approximately 1200 feet southeast toward the City of Auburn Boundary. The zoning district strip is approximately 450 feet wide from the road center line adjusted for property boundaries. Considered changes include changing an area of Agriculture and Resource Protection (AG) to Low Density Rural Residence (RR) in a strip as described above.

Rachel B. Randall, Ward One
Kelly Butler, Ward Four
Belinda A. Gerry, At Large

Timothy M. Cowan, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Mathieu Duvall, Ward Three
Adam R. Platz, At Large
Phillip L. Crowell, Jr., City Manager