



PLANNING BOARD MEETING MINUTES

May 13, 2025 – 6:00 p.m.

City Council Chambers, 60 Court Street

- 1. ROLL CALL:** Ed Bearor (*Associate member*), Bob Hayes, Bilal Hussein (*elevated to full member*), Paul Jacques (*Acting Chair*), Riley Bergeron, Darren Finnegan, Tim DeRoche, Maureen Hopkins, Ngengele Adolphe (*Student Representative*)
Absent: Stacey LeBlanc (*Chair*)
- 2. MINUTES:** Review the April 8, 2025, meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>

Motion to Approve: Riley Bergeron **Second:** Darren Finnegan **Vote:** 7-0 **Motion Carries**

- 3. PUBLIC HEARING/ SITE PLAN REVIEW:** Brickyard Commons: The Planning Board will host a Public Hearing for the application submitted by, JIG Investments, LLC, for a Site Plan Review application. The applicant is proposing a 96-unit apartment complex with associated site improvements and infrastructure. This project was previously approved in 2022 but has since expired, and no changes are proposed from the prior approval. The subject property is located on Brickyard Circle, Tax Map Lot 199-052-000, and is within the T-5.1 - Downtown Traditional Center Zoning District.

Motion to Re-Open Item: Darren Finnegan **Second:** Bob Hayes **Vote:** 6-0-0 (*Tim DeRoche Abstains*)
Motion Carries

Tim DeRoche recuses himself from discussing and voting on this item as his profession poses a personal conflict.

Paul Jacques elevates Ed Bearor as a full member for this agenda item.

Natalie Thomsen provides Staff Report.

Mike Gotto and Michael Barns speak on behalf of applicant and answer questions.

Motion to Open Public Comment: Riley Bergeron **Second:** Darren Finnegan **Vote:** 7-0 **Motion Carries**

Carol Lane – 30 Arbania St - Voiced concerns for protection of Taylor Brook

Renee Cote – 54 Dawes Ave – Speaks in opposition with concerns over documented spills at the abutting property.

Marcel LaRose – 47 Brickyard Circle – Voiced concerns over flooding of Taylor Brook as well as traffic movement on Washington St.

Stephen Beale – 575 Johnson Rd – Voiced concerns about contaminants in the soil on the site.

Rhyanna LaRose – 164 Bennet Ave – Voiced concerns about losing the filtration and water retention qualities of the wooded lot if the trees are all cleared.

Motion to Close Public Comment: Bilal Hussein **Second:** Riley Bergeron **Vote:** 7-0
Motion Carries

1:19:00

Mauren Hopkins makes a motion to request a hydro-geological study on the property before granting approval on the application.

Second: Riley Bergeron

Ammendment to Motion to clarify that groundwater and soils be included in the study: Bilal Hussein

Second to Ammendment: Maureen Hopkins **Vote on Ammendment:** 6-1 (*Ed Bearor votes opposed*)
Motion Carries

Vote on original Motion: 5-2 (*Ed Bearor and Paul Jacques vote opposed*)

Motion to Postpone Item until applicant can respond to request for hydro-geological study and proper notice can be given to abuttters: Ed Bearor

Second: Riley Bergeron **Vote:** 7-0 **Motion Carries**

Tim DeRoche returned from being recused.

2:15:00

- 4. EXTENSION REQUEST:** West Shore Village at Adamian Drive: The Planning Board will consider a one-year extension request submitted by Stoneybrook Land Use, Inc. on behalf of West Shore Village, LLC, for Site Plan and Special Exception approvals granted in July 2024. The previously approved project, located off Adamian Drive (City Assessor's Parcel I.D. 109-003 and 109-004), includes two (2) 9,153 S.F. 24-unit multi-family buildings and one (1) two-story 12,600 S.F. storage facility.

Motion to Extend Approval until July 19, 2026: Riley Bergeron **Second:** Maureen Hopkins **Vote:**
7-0 **Motion Carries**

- 5. SITE PLAN REVIEW:** Danville Corner Housing Development: The Planning Board will open this project, which was previously postponed at the April 08, 2025, meeting, postpone to the June 10, 2025, Planning Board meeting. The application, submitted by Terradyn Consultants LLC on behalf of Timothy Millet, proposes 21 two-unit homes, resulting in a total of 42 residential units. The project is located on property owned by Spurwink Services Incorporated, on Danville Corner Road, Tax Map 122-004, within the General Business (GB) District.

Motion to postpone to a date Certain of June 10th, 2025: Bilal Hussein **Second:** Riley Bergeron **Vote:** 7-0 **Motion Carries**

Paul Jacques makes a motion to have the Planning Board review ordinance language around the definitions for various types of housing and density standards to provide better guidance and clarity on various new housing types. **Second:** Bob Hayes **Vote:** 7-0 **Motion Carries**

2:33:00

6. PUBLIC COMMENT: None

7. MISCELLANEOUS:

- a. Upcoming Agenda Items
 - i. Workshop on ordinance language for housing types and standards
 - ii. Danville Corner Housing

8. 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.

2:35:00