



PLANNING BOARD MINUTES

November 10, 2025

1. **ROLL CALL:** Stacey LeBlanc (Chair), Ed Bearor (Associate Member), Riley Bergeron (arrived at 6:10 p.m.), Tim DeRoche, Bob Hayes, Maureen Hopkins, Bilal Hussein (Associate Member), and Paul Jacques

Absent: Darren Finnegan and Ngengele Adlophe (Student Representative)

Staff members present: David Hediger (Planning Director)

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

2. **MINUTES:** Acceptance of the October 14, 2025 meeting minutes.

Motion made by Bob Hayes and seconded by Paul Jacques to approve the October 14, 2025 minutes:
Vote 7-0 Motion Carries

3. **PUBLIC HEARING:**

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

David Hediger gave a staff report stating that the applicant is asking for the item to be continued to the December 9th meeting, but they do want some input from the Board.

Travis Nadeau of Platz Associates spoke on behalf of Chelsea Lewis and reviewed the project and site plan.

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

There was no public comment.

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

Concern was expressed about kennels not being allowed in that zone, how to enforce that the only dogs that are there are dogs that are being groomed without being a burden to the city, and proximity to residential uses.

Motion made by Tim DeRoche and seconded by Bob Hayes to postpone review of the proposed pet store and grooming service and continue to the December 9th meeting for further discussion. Vote 7-0 Motion Carries

- B. PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 7-9 Fern Street (PID 239-113 and 239-112):** Application by Dirigo Architectural Engineering, LLC on behalf of Jim Wu/Wu Lake Street Property LLC for the construction of a 5-unit townhome development with access from the shared driveway to the former Lake Street school. This property is located in the Traditional Neighborhood (T-4.2B) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

David Hediger gave a staff report.

Thomas Perkins of Dirigo Architectural Engineering, LLC reviewed the site, subdivision, utility, landscaping, and building plans.

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

Lincey Viel of 10 Fern Street - expressed concern regarding the townhouses not being compatible with the neighborhood and changing the appearance of the street, impact on property values, increased traffic, loss of privacy, illumination into neighboring property, and increased noise.

Motion made by Tim DeRoche and seconded by Ed Bearor to close public comment: Vote: 7-0 Motion Carries

Motion made by Tim DeRoche and seconded by Bilal Hussein that the proposal meets the requirements of Sections 60-1277 and 60-1359 and to approve the application and site plan submitted by Dirigo Architectural Engineering, LLC on behalf of Wu Lake Street Property LLC for a five-unit townhouse apartment development at 7 and 9 Fern Street. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 4 – Subdivision. Vote 7-0 Motion Carries

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

David Hediger gave a staff report indicating they have come back with a redesign of the project based on suggestions from the Board at the September 9 meeting and they meet the form-based code.

Craig Sweet of Terradyn Consultants reviewed the site, drainage, utility, and building plans.

Concerns were expressed about the evidence of financial capacity received not being sufficient.

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

Stephen Levesque of 5 Rockhill Avenue – expressed concern about drainage, location of the dumpster, and the distance of his garage to the property line of the project.

Kelly Levesque of 5 Rockhill Avenue –expressed concern regarding the distance of her garage to the property line of the project.

The Board discussed whether the dumpster could be relocated, how drainage on abutting properties may improve, better documentation need for financial capacity, and concerns about the appearance of the rear side of the structures.

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

Tim DeRoche seconded by Ed Bearor made an amendment to postpone review of the three multifamily structures and continue the hearing until the December 9th meeting so the applicant can provide adequate financial information. Vote 7-0 Motion Carries

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

David Hediger gave a staff report stating that they have provided a preliminary traffic analysis, however, staff have requested a more in-depth traffic impact analysis in accordance with the ordinance.

Craig Sweet of Terradyn Consultants reviewed the site, subdivision, and drainage and grading plans.

The Board requested clarification on several items in the lease, specifically Sections 8c, 8e, 8g, and 15.

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

Stephen Beale of 575 Johnson Road – expressed concern regarding the legalities of buildings owned by one entity or individual on land owned by another party, enforceability of municipal tax liens and sewer liens, extensive pattern of roadways, and safety from increased traffic on Danville Corner Road and Washington Street.

Dan Moreno of 41 Presidential Way – said he is a huge proponent for affordable housing, suggested looking at changing zoning to allow smaller lots, and expressed concern about the traffic on Danville Corner Road and Washington Street.

Steve Warren of 241 Danville Corner Road – expressed concern regarding the character of the neighborhood changing dramatically and suggested provisions that the project contribute to recreational opportunities.

Susan Lindquist of 473 Old Danville Road – expressed concern about traffic on Danville Corner Road and Washington Street, the project changing the character of the neighborhood, and homes being put on land not owned by the homeowner.

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

The Board discussed concerns related to traffic, ownership of the land vs. structure, site grading, and concerns with the lease.

Motion made by Ed Bearor and seconded by Maureen Hopkins to continue review of the housing development at the December 9th meeting. Vote 7-0 Motion Carries

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

David Hediger gave a staff report stating a waiver is being requested for the maximum building width, and that the Board may want to consider conditions that before a certificate of occupancy is issued the applicant must coordinate with the city to determine whether parking restrictions on Main Street are necessary, and that no approved plans be recorded and no permits issued until 15 additional off street parking spaces are provided to meet the required 73 spaces.

Caleb Borriseau of Gorrill Palmer reviewed the existing conditions & removal, site layout, grading, drainage, and erosion, and utility plans as well as the building rendering and addressed the design of the building, parking, landscaping, and planned buffering to address abutters concerns.

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

Ron Russell of 20 Elm Street - expressed concerns with the project drastically changing the neighborhood, increased population, increased traffic, and increased noise.

Gabrielle Russell of 5 Locksley Road – stated that housing is needed, this is a good location, and that the project as presented is in character with the neighborhood, but expressed concern with its size, and wanted to ensure the design and appearance doesn't change after it is approved. She also expressed concern regarding light from parking lot penetrating onto abutter's property.

John Cleveland of 183 Davis Avenue – Requested off street parking not be considered to meet their parking requirements and left available for the general public. He expressed concern regarding the site distance from the entrance due to parked vehicles, traffic congestion, adequate snow removal and storage, and technical and financial capacity being inadequate.

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

**Motion made by Ed Bearor and seconded by Bob Hayes that we continue the preliminary review of the Auburn Town Center Apartments until the December 9 meeting. Vote 7-0
Motion Carries**

**Motion by Ed Bearor seconded by Bob Hayes to continue the meeting until 9:30 p.m. Vote 7-0
Motion Carries**

- F. PUBLIC HEARING/ SITE PLAN REVIEW: 95 Main Street: (PID 241-026). An application has been submitted by the City of Auburn for the temporary use of existing office space to accommodate the Police Department's Criminal Investigations Division. This property is located in the T-5.2 Downtown City Center Form Based Code District and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception.

David Hediger gave a staff report.

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

There was no public comment.

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

Motion made by Maureen Hopkins and seconded by Tim DeRoche that the proposal meets the requirements of Sec. 60-1277 and Sec. 60-1336 and approve the application and site plan submitted by City of Auburn for the temporary use of existing office space to accommodate the Police Department's Criminal Investigations Division at 95 Main Street. The proposed project has met the standards pursuant to Chapter 60. Article IV, Division 14 – Form Based Code, Article XVI, Division 2 – Site Plan Review, and Division 3 – Special Exception.

G. PUBLIC COMMENT

H. MISCELLANEOUS

I. ADJOURNMENT

**Motion made by Paul Jacques and seconded by Tim DeRoche to adjourn at 9:21 p.m. Vote:
7-0 Motion Carries**

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.