



PLANNING BOARD MINUTES

October 14, 2025

1. **ROLL CALL:** Stacey LeBlanc (Chair), Riley Bergeron, Tim DeRoche, Bob Hayes, Maureen Hopkins, Bilal Hussein (Associate Member), and Paul Jacques

Absent: Ed Bearor (Associate Member), Darren Finnegan, and Ngengele Adlophe (Student Representative)

Staff members present: David Hediger (Planning Director), Lauren Caffé (Long Range Planner), and John Cleveland (Comprehensive Plan Committee Chair)

Stacey LeBlanc elevated Bilal Hussein to full voting member.

2. **MINUTES:** Acceptance of the September 9, 2025 meeting minutes.

Motion made by Paul Jacques and seconded by Bob Hayes to approve the September 9, 2025 minutes: Vote 7-0 Motion Carries

3. **PUBLIC HEARING:** None

4. **PUBLIC COMMENT:**

Stephen Beal of 575 Johnson Road – asked the Planning Board which of the three methods (City Council, Planning Board, or petition) initiated the proposed Chapter 60 zoning amendment (Item C). Stacey LeBlanc suggested addressing his concerns during the discussion of Item C.

5. **MISCELLANEOUS**

- a) **Update: 65 Mount Auburn Avenue: Chick-fil-A Restaurant. Pedestrian access and site improvements.** A project update on Chick-fil-A restaurant was presented by Joey Fonseca of Bohler Engineering. He confirmed the applicant has successfully met the conditions of approval by establishing an additional sidewalk connection to Turner Street. The revised plan includes minor changes, such as a slightly larger building, better vehicle stacking, and a parking layout that will slow traffic down.
- b) **Comprehensive Plan Update.** A presentation about Comprehensive Plan Update was given by Lauren Caffé, the City's Long-Range Planner, and John Cleveland, the

Comprehensive Plan Committee's Chair. They reviewed community engagement events, timeline, structure/vision statement, and next steps with an estimated completion of July 2026.

- c) **Initiate an amendment to Chapter 60 of Auburn's Zoning Ordinance to allow for the development of lots under 20,000 square feet in specific instances.** Staff have requested the Planning Board initiate an amendment to Chapter 60 of Auburn's Zoning Ordinance to allow for the development of lots under 20,000 square feet in specific instances. Under the current language, any unsewered lot under 20,000 square feet is not developable, even if it is a lawfully created lot of record predating zoning. If public sewer were available, such lots could be developed under Sec. 60-39, but because of Sec. 60-42, they are effectively prohibited from development. Bilal Hussein said he was struck by the contradictory nature between the two existing ordinances.

Motion made by Bilal Hussein and seconded by Riley Bergeron that pursuant to Sec. 60-1445, that staff be directed to prepare an amendment to Sec. 60-39, Sec. 60-42, and other applicable sections as deemed necessary to align Auburn's ordinance with the Maine Plumbing Code; enable reasonable infill development on legally nonconforming lots; and protect critical watershed areas.

Motion 7-0 Motion Carried

- d) **November 11th meeting/holiday conflict.** The November 11th regularly scheduled meeting conflicts with Veterans' Day. The Planning Board will meet on Monday, November 10th instead.

6. ADJOURNMENT

Motion made by Tim DeRoche and seconded by Riley Bergeron moved to adjourn at 6:40 p.m.

Vote: 7-0 Motion Carries

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