



**PLANNING BOARD MINUTES
SPECIAL MEETING
June 18, 2025**

1. **ROLL CALL:** Ed Bearor, Riley Bergeron, Bob Hayes, Paul Jacques (Vice Chair), and Stacey LeBlanc (Chair)
2. **Absent:** Bilal Hussein (Associate member), Darren Finnegan, Tim DeRoche, Maureen Hopkins, and Ngengele Adolphe (*Student Representative*)

Staff members present: David Hediger (*Planning Director*) and Natalie Thomsen (*Planning Coordinator*) City Attorney Mike Carey was also present

Bob Hayes read a statement indicating he would be abstaining from a vote on the Brickyard Commons development project explaining his concerns with two of the findings on the project and processes of rezoning the property in the past causing him to be biased.

Attorney Mike Carey advised the board on the abstention process.

Due to Bob abstaining, the Board did not have a quorum. Staff reached out to Planning Board members and Ed Bearor said he would be able to attend the meeting.

Motion to accept Bob Hayes's request to abstain: Riley Bergeron **Second** Bob Hayes **Vote 2-1-1** (Paul opposed & Bob abstained) **Motion did not pass – majority vote not achieved**

Motion to recess until Ed Bearor arrives by: Riley Bergeron **Second** Stacey LeBlanc **Vote 4-0 Motion carries**

Ed Bearor arrived at 6:35 p.m. and the meeting was called back to order. Stacey LeBlanc recapped the roll call indicating Ed Bearor, Riley Bergeron, Bob Hayes, Paul Jacques, and Stacey LeBlanc are all present.

2. **PUBLIC HEARING/ SITE PLAN REVIEW:** Brickyard Commons: The Planning Board held 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. 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 open the public hearing by: Ed Bearor **Second** Riley Bergeron
Vote: 5-0 **Motion carries**

Stephen Beale of 575 Johnson Road expressed concern about the hydro-geological study and soil testing not being submitted as requested by the Board at a previous meeting. He indicated that the previous studies are 17 years old and the question remains if discharge, drainage, and seepage from the Savage Safe Handling site flows to the applicant's site.

Renee Cote of 54 Dawes Ave expressed concern regarding the hydro-geological study and soil tests not being submitted, stating that there was no new information in the materials submitted and that the basic question of if pollutants are emanating from the Savage Safe Handling site to parcel is not being answered. She indicated the applicant should submit testing as a condition of permitting.

Marcel LaRose of 53 Brickyard Circle expressed concern regarding spills on the Savage Safe Handling site, indicating the Board has an obligation to ensure the public is not placed in hazardous conditions.

Motion to close the public hearing by: Ed Bearor **Second** Riley Bergeron **Vote** 5-0 **Motion carries**

Stacey LeBlanc elevated Ed Bearor to a full member.

Motion to accept Bob Haye's request to abstain: Riley Bergeron **Second** Stacey LeBlanc **Vote** 4-0-1 **Motion carries**

Riley Bergeron expressed concern with the hydro-geological study not being done. Mike Gotto reviewed grading and elevation plans that show groundwater is going away from the site.

Motion that the proposal meets the requirements of Sections 60-550, 60-1277, and 60-1359 for a Site Plan review proposing 96-unit apartment complex with associated site improvements and infrastructure off Brickyard Circle, City Assessor's Parcel I.D. 199-052-000. The proposed project should be considered pursuant to Chapter 60, Article XVI Division 2 – Site Plan Review, Article IV Subdivision, Article IV, Division 14 – Form Based Code with the following conditions:

- A. No development activity until any bonding or inspection fees are determined by the Auburn Engineering Department.***
- B. Blasting permit in advance of blasting from the City of Auburn, Planning, Permitting and Code Department.***

C. *The construction of the left turn lane on Washington Street-North to Brickyard Circle must be completed before the issuance of a certificate of occupancy for 24 units or by September 1, 2026, whichever comes first.*

D. *A Manual on Uniform Traffic Control Devices (MUTCD) warning sign must be added to the Washington Street southbound approach to the existing crossover, identifying that vehicles are entering ahead, before the issuance of a certificate of occupancy for any dwelling units.*

by: Paul Jacques Second Ed Bearor Vote 4-0 Motion carries

3. ADJOURNMENT

Motion to adjourn at 7:33 p.m.: Ed Bearor Second: Riley Bergeron Vote: 4-0 Motion carries

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