



**PLANNING BOARD AGENDA**  
**February 11<sup>th</sup>, 2025 – 6:00 p.m.**  
**City Council Chambers, 60 Court Street**

1. **ROLL CALL:**
2. **MINUTES:** Review the January 14<sup>th</sup> 2024 meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>
3. **Stetson Road Multifamily:** The Planning Board will reopen this project, previously tabled on January 14, 2025, and postpone for further review and action at the March 11, 2025, Planning Board meeting. The application, submitted by DiPrete Engineering on behalf of A.R. Building Company, proposes 56 residential buildings (180 units: 22 duplexes and 34 quadplexes) on Stetson Road, Tax Map 291-011, within the General Business (GB) District. No public hearing or site plan review will take place at this time.
4. **Danville Corner Housing Development:** The Planning Board will reopen this project, previously tabled on January 14, 2025, and postpone for further review and action at the March 11, 2025, Planning Board meeting. The application, submitted by Terradyn Consultants LLC on behalf of Timothy Millet, proposes 44 single-family homes on property owned by Spurwink Services Incorporated, located on Danville Corner Road, Tax Map 122-004, within the General Business (GB) District. No public hearing or site plan review will take place at this time.
5. **BWC Gulf Island Pond, LLC – Auburn Solar Project:** The Planning Board will open this project, and postpone for further review and action at the March 11, 2025, Planning Board meeting. The application, submitted by Sean Murphy of Flycatcher LLC on behalf of BWC Gulf Island Pond, LLC (a subsidiary of BlueWave Energy), proposes a 1.41 MW DC ground-mounted solar array on approximately 10.12 acres at 224 East Waterman Road, Tax Map 393-010, within the Agriculture and Resource Protection Zoning District. No public hearing or site plan review will take place at this time.
6. **Soper Mill Brook, LLC – Penley Corner Solar Project** The Planning Board will open this project, and postpone for further review and action at the March 11, 2025, Planning Board meeting. The application, submitted by Sean Murphy of Flycatcher LLC on behalf of Soper Mill Brook, LLC (a subsidiary of BlueWave Energy), proposes a 1 MW DC ground-mounted solar array on approximately 10.91 acres on Penley Corner Road, Tax Map 137-026, within the Agriculture and Resource Protection Zoning District. No public hearing or site plan review will take place at this time.
7. **PUBLIC HEARING/ SITE PLAN REVIEW:** Engine II: The Planning Board will host a public hearing and act on a site plan review application submitted by Haley Ward on behalf of the City of Auburn proposing a redevelopment of the Auburn Fire Department Engine II public safety project the subject property is located at 180 South Main Street, Tax Map Lot 211-289 and within the T-4.2B - Traditional Neighborhood Development District
8. **WORKSHOP:** The Planning Board will host a workshop to discuss the new Director of Planning.

**9. CHAIR AND VICE CHAIR ELECTION**

**10. PUBLIC COMMENT:**

**11. MISCELLANEOUS:**

- a. Upcoming Agenda Items
- b. Comp plan Consultant Update

**12. 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.