



City of Auburn, Maine
Planning & Permitting Department

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PLANNING BOARD Meeting Minutes
January 14th, 2025 – 6:00 p.m.
City Council Chambers, 60 Court Street

1. **ROLL CALL:** Dave Trask, Paul Jacques, Stacey LeBlanc, Bob Hayes, Darren Finnegan, Tim DeRoche, Maureen Hopkins (elevated to full member). Absent: Riley Bergeron and Ed Bearor
2. **MINUTES:** Review the December 10th 2024 meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>

Motion to Approve: Tim DeRoche **Second:** Dave Trask **Vote:** 7-0 **Motion Carries**

3. **PUBLIC HEARING/ SITE PLAN REVIEW:** Penley Corner Residences: The Planning Board will host a Public Hearing and act on a site plan application submitted by TERRADYN CONSULTANTS LLC on behalf of the owners Vallieres Real Estate Investment, LLC proposing construction of two residential duplex buildings, the subject property is located at 1165 Riverside Drive, Tax Map Lot 163-001-001, and within the Rural Residential District and Agriculture and Resource Protection District.

Staff Report by Natalie Thomsen and John Blais. With the updates to ordinances related to LD 2003, this project now meets density standards.

Jim Corbin, representing the applicant from Teradyne Consultants, speaks about the project and points out that they have designed open space as part of this development.

Motion to Open Public Comment: Tim DeRoche **Second:** Dave Trask **Vote:** 7-0

No Public Comment

Motion to Close Public Comment: Tim DeRoche **Second:** Dave Trask **Vote:** 7-0

Motion to approve: Tim DeRoche

“I make a motion that the proposal meets the requirements of Sections 60-1359 and approve the Subdivision to construct two residential duplex buildings on each of his two existing lots on Riverside Drive, near Penley Corner, for a total of eight units, septic, and wells 1165 Riverside Drive, also City Assessor’s Parcel I.D. 163-001-001. The proposed project should be considered pursuant to Chapter 60, Article IV Subdivision, Article XVI and Article IV, Division 4 – Low Density Rural Residence District.

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

Second: Dave Trask **Vote:** 7-0 **Motion Carries**

4. **PUBLIC HEARING/ SITE PLAN REVIEW:** Cooper Paving Sign: The Planning Board will host a Public Hearing and act on a site plan application submitted by Stoneybrook Land Use Inc. On behalf of Cooper Paving LLC to install a new sign at their site, the subject property is located at 2767 Turner Road, Tax Map Lot 367-032, and within the Low Density Country Residential (LDCR) District, the Agriculture and Resource Protection (AG) District, and the Lake Auburn Watershed.

Staff Report by John Blais. Cooper paving is asking for a waiver for their sign because the requested sign is larger than the zoning allows.

Mike Gotto, representing the applicant, speaks about the request and that DOT has told them the sign needs to be moved back outside of the ROW and moved onto the property which they are able and willing to do.

Motion to Open Public Comment: Dave Trask **Second:** Tim DeRoche **Vote:** 7-0

Debra Desjardins, 2768 Turner Rd – Speaks in support of this request and speaks highly of Cooper Paving as a neighbor.

Motion to Close Public Comment: Dave Trask **Second:** Bob Hayes **Vote:** 7-0

Motion to Approve waiver: Dave Trask.

“I make a motion to allow Cooper Paving LLC a waiver from Chapter 60, Sec. 60-637 (2)(a) General Provisions Regulations, pursuant to Chapter 60, Sec. 60-638 (b)(5) as well as a waiver from the following information under Chapter 60, Sec. 60-1301: 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 19, 21, 22, 23, and 24. The request is pursuant to Chapter 60, Sec. 60-1302.”

Second: Bob Hayes **Vote:** 7-0 **Motion Carries**

Motion to Approve with considerations and conditions: Dave Trask

“I make a motion to allow the proposed sign as it meets the four conditions of Chapter 60-1277 Site Plan review of the Auburn Code of Ordinances as per section 3 of this report, with the following conditions:

- No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.

- Prior to the issuance of a sign permit, the applicant must obtain approval from the Department of Transportation.
- Any additional signage added to the signpost must come back to the Planning Board for review and approval.
- Blasting permit in advance of blasting from the City of Auburn, Planning, Permitting and Code Department.”

Second: Tim DeRoche **Vote:** 7-0 **Motion Carries**

0:19:30

5. PUBLIC HEARING/ SITE PLAN REVIEW: Stetson Road Multifamily: The Planning Board will host a Public Hearing and act on a site plan application and SLODA delegated review (Over three acres) submitted by DiPrete Engineering on behalf of the owners A.R. Building Company, to build 56 Residential buildings: 22 duplexes and 34 quadplexes, the subject property is located on Stetson Rd, Tax Map 291-011, and within the GB - General Business District.

Staff Report by Natalie Thomsen. The applicant is requesting a waiver on the separation between buildings. There are still some revisions and information needed from the applicant regarding traffic reports and sidewalks, so staff is recommending this item gets tabled until the next meeting so these details can be flushed out.

Brandon Carr with DiPrete Engineering, speaks on behalf of the applicant and provides a presentation. Board, applicant and staff discuss issues with the plan including traffic, sidewalks and setbacks.

Motion to Open Public Comment: Dave Trask **Second:** Tim DeRoche **Vote:** 7-0
Motion Carries

No Public Comment

Motion to Close Public Comment: Dave Trask **Second:** Tim DeRoche **Vote:** 7-0
Motion Carries

Motion to table this item to a date certain of February 11th, 2025: Dave Trask

Second: Bob Hayes **Vote:** 7-0 **Motion Carries**

0:55:44

6. PUBLIC HEARING/ SITE PLAN REVIEW: Danville Corner Housing Development: The Planning Board will host a Public Hearing and act on a site plan application and Stormwater

delegated review (less than three but over one acre) submitted by Terradyn Consultants LLC on behalf of Timothy Millet to build 44 single family homes, the subject property is owned by Spurwink Services Incorporated, and located on Danville Corner Rd, Tax Map 122-004 and within the GB - General Business District.

Staff Report by Natalie Thomsen.

Craig Sweet from Terradyn Consultants was present to answer questions and discuss the site plan. Applicant, staff and board discussed density standards and setbacks for this plan.

Motion to Open Public Comment: Dave Trask **Second:** Bob Hayes **Vote:** 7-0

Susan Lindquist – 473 Old Danville Rd – Enjoys the rural nature of the area and expressed concern over the density of this development as well as traffic at the intersection of Old Danville Rd and Washington Street.

Dan Morino – 41 Presidential Way - Voiced concerns for traffic at the intersection of Old Danville Rd and Washington Street.

Spencer Dunn – 530 Court Street - Speaks in support of this development as it falls in line with the zoning and the most recent Comprehensive Plan Update.

Motion to Close Public Comment: Dave Trask **Second:** Darren Finnegan **Vote:** 7-0
Motion Carries

Board discusses site plan and the density standards. Multi-family density standards allow for greater unit numbers and single-family standards call for fewer units than this site plan includes.

Motion to table this agenda item to a date certain of February 11th: Dave Trask **Second:** Bob Hayes **Vote:** 7-0 **Motion Carries**

1:42:44

7. CHAIR AND VICE CHAIR ELECTION

Dave Trask nominates Stacey LeBlanc for Chair.

Seconded: Paul Jacques **Vote:** 5-0-2 (Bob Hayes and Stacey LeBlanc abstain)

Tim DeRoche nominates Paul Jacques for Vice Chair.

Seconded: Bob Hayes **Vote:** 6-0-1 (Paul Jacques abstains)

8. PUBLIC COMMENT: No Public Comment

9. MISCELLANEOUS:

- a. Upcoming Agenda Items
 - i. BWC Gulf Island Pond, LLC – Auburn Solar Project East Waterman Rd
 - ii. Stetson Road Multifamily – tabled this meeting
 - iii. Danville Corner Housing Development –tabled this meeting
 - iv. Engine II

- b. Joint Meeting – January 21, 2025 - AG zone with advice from our Legal Counsel on Bonafide Farms

1:47:00

10. 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.