



PLANNING BOARD AGENDA
March 11th, 2025 – 6:00 p.m.
City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **MINUTES:** Review the February 11, 2025, meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>
3. **APPOINTMENT:** The Planning Board will discuss and vote to appoint a student representative to the Planning Board
4. **WORKSHOP:** Capital Improvement Plan: The Planning Board will host a workshop to hear and discuss a presentation on the City of Auburn Capital Improvement Plan
5. **PUBLIC HEARING/ SITE PLAN REVIEW:** Stetson Road Multifamily: The Planning Board will host a Public Hearing for this project, which was previously postponed at the February 11, 2025, meeting, 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 50 residential buildings consisting of 30 four-unit multifamily buildings and 20 duplexes, resulting in a total of 160 residential units. The project is located on Stetson Road, Tax Map 291-011, within the General Business (GB) District.
6. **PUBLIC HEARING/ SITE PLAN REVIEW:** Danville Corner Housing Development: The Planning Board will host a Public Hearing for this project, which was previously postponed at the February 11, 2025, meeting, 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 21 two-unit homes, resulting in a total of 42 residential units. The project is located on property owned by Spurwink Services Incorporated, on Danville Corner Road, Tax Map 122-004, within the General Business (GB) District.
7. **PUBLIC HEARING/ SITE PLAN REVIEW:** BWC Gulf Island Pond, LLC – Auburn Solar Project: The Planning Board will host a Public Hearing for this project, which was previously postponed at the February 11, 2025, meeting, 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.
8. **PUBLIC HEARING/ SITE PLAN REVIEW:** Soper Mill Brook, LLC – Penley Corner Solar Project: The Planning Board will host a Public Hearing for this project, which was previously postponed at the February 11, 2025, meeting, 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.

9. PUBLIC HEARING/ SITE PLAN REVIEW: Salt & Light Community Center: The Planning Board will host a Public Hearing for this project to review and take action on a Site Plan Review and Special Exception application submitted by Darlene Conant on behalf of Salt & Light Community Center. The applicant is proposing a walk-in community center with site improvements and associated infrastructure. The subject property is located at 29 Hampshire Street, Tax Map Lot 240-177, within the T-5.1 - Downtown Traditional Center Zoning District.

10. PUBLIC COMMENT:

11. MISCELLANEOUS:

- a. Upcoming Agenda Items
- b. Legal Opinion on Validity of Planning Board Vote for Election of Chair and Vice Chair

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.