



City of Auburn, Maine  
Planning & Permitting Department  
Eric Cousens, Director  
60 Court Street | Auburn, Maine 04210  
www.auburnmaine.gov | 207.333.6601

**PLANNING BOARD MEETING MINUTES**  
**September 10<sup>th</sup>, 2024 – 6:00 p.m.**  
**City Council Chambers, 60 Court Street**

**1. ROLL CALL:**

Riley Bergeron, Dave Trask, Paul Jacques, Stacey LeBlanc, Amanda Guerette (Associate Member), Bob Hayes, Tim DeRoche, Darren Finnegan.

- 2. MINUTES:** Review August 13<sup>th</sup> 2024 meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>.

Motion to Amend:

The title of the Draft Minutes from the August 13<sup>th</sup>, 2024 meeting still says “Agenda” at the top. That needs to be changed to read “Meeting Minutes”

**Motion to Approve with amendment:** Dave Trask      **Second:** Tim DeRoche      **Vote:** 6-0-1

- 3. Appointment to Comprehensive Plan Committee:** Two Planning Board members shall be appointed to the Comprehensive Plan Committee.

Chair Stacey Leblanc asks the board if anyone is interested in participating. Riley Bergon and Paul Jacques express interest in participating.

**Motion to appoint Riley Bergeron:** Bob Hayes      **Second:** Darren Finnegan      **Vote:** 6-0-0

**Motion to Appoint Paul Jacques:** Riley Bergeron      **Second:** Bob Hayes      **Vote:** 6-0-0

**4. Transportation Study Update from Jonathan Labonte – Transportation Director**

Auburn is focusing on various programs and studies to improve transportation around the city. The Vision Zero campaign is designed to eliminate serious injuries and fatalities on the street network. The City is conducting traffic impact analysis to help collect data for these various incentives.

Areas of focus include: Route 4 from the Turner town line into town, Mount Auburn neighborhood (Greater Auburn Mall area), Minot Ave/Union St/Court Street, Great Falls/Mechanics Row, Little Androscoggin Gateway District (Washington Street North and Southbound).

Lastly Jonathan provided an update on the Master Plan for the Auburn Municipal Airport and for Auburn Freight Intermodal Expansion.

Tim DeRoche inquiries about what volume of traffic drives through Auburn just to get to another destination (Rangley, Farmington, etc) Jonathan Labonte didn't have those statistics specifically, but wants to explore more how we want to see traffic moving through town based on priorities of different parts of the city rather than trying to just focus on a bypass that would just pass the problem to a different part of town. His goal is to explore phases and funding opportunities available to source these changes and improvements.

- 5. PUBLIC HEARING/SITE PLAN REVIEW:** Fielding Properties, LLC is applying for a Site Plan approval for the phased construction of four 6,544 square foot 1-story hangars (gross 26,176 square feet) utilities, parking, stormwater management features and other associated improvements on Flightline Drive and Aviation Avenue, also City Assessor's Parcel I.D. 143-007. Phase I activities include the construction of Hangar 1 and part of the associated taxiway, apron and extension of utilities by the applicant for personal use. The proposed project should be considered pursuant to Chapter 60, Article XVI, Division 2- Site Plan Review, Division 3 – Special Exception, Division 15 Industrial District and Delegated review for Site Location of Development Act.

Staff explains that a staff error was made and proper notice for this item as well as the special exception on the next agenda item were not published in the newspaper as required for a Public Hearing. Staff recommends that we move both Public Hearing agenda items to the next Planning Board meeting scheduled for October 8<sup>th</sup>, 2024.

**Motion to Postpone to Oct. 8<sup>th</sup>:** Tim DeRoche    **Second:** Dave Trask    **Vote:** 7-0-0

- 6. PUBLIC HEARING/SPECIAL EXCEPTION:** CEP Holdings, LLC is applying for a Site Plan approval to construct four multifamily residential buildings consisting of six units each for a total of 24 residential units and two additional 3,000 square foot single story self-storage buildings, paved drive aisles, sidewalks and parking at 1315 Minot Ave, also City Assessor's Parcel I.D. 205-012. The proposed project should be considered pursuant to Chapter 60, Article XVI Division 2 – Site Plan Review, Division 3 – Special Exception, and Article IV, Division 13 – Minot Ave (General Business II) District.

**Motion to Postpone to Oct. 8<sup>th</sup>:** Tim DeRoche    **Second:** Paul Jacques    **Vote:** 7-0-0

- 7. WORKSHOP:** Discuss amendments to Chapter 60, Article XII, Division 4 of the Auburn Code of Ordinances to more precisely identify the location of the standards governing tree cutting/timber harvesting in the Watershed Overlay District.

John Blais provides an overview of the recommended edits and changes to the ordinances related to agriculture and forestry uses in the Lake Auburn Watershed. The working group has put together a solid document that provides more clarity and guidance to the ordinances.

Dave Trask asks that when this topic comes forward as a Public Hearing, that the agenda item should clearly include "agricultural use" and not just "tree cutting/timber harvesting" as a topic title. When discussing the wording of Hobby Farm versus Commercial Farm, Eric Cousens clarifies that they moved away from the focusing on those terms but instead wanted to specify the nature of the farming, such as

an “animal farm”, which would indicate the potential environmental impact of the type of farming better than the former terms.

Dave Trask asks if there is a way to make the readability of these ordinances easier. He would like to see language that is easier to understand for all.

John Blais continues to discuss animal farms and best practices for storage including the limitation of spreading manure and other fertilizers and pesticides.

John Blais addresses clearcutting and timber-harvesting suggested edits to the ordinances.

- 8. WORKSHOP:** Review possible text change proposal under Chapter 60, Article VII, Sec. 60-666. Uses of- Manufactured housing, trailers, office trailers to allow shipping containers, Conex boxes, railroad cars and tractor trailer bodies for storage. With recommendation to hold a Public Hearing and proposed text change to City Council.

Megan McLaughlin provides a staff report and asks the board to provide feedback on the drafted ordinance text.

Tim DeRoche would like to add “recreation use” to sectional 15 of the ordinances in addition to industrial and agricultural use. Thinking specifically of companies like Tabers or Lost Valley, etc. Staff wants to look into the definition of “recreational uses” to better understand the definition.

1:24:10

**9. PUBLIC COMMENT: No Public Comment**

**10. MISCELLANEOUS:**

- a. Upcoming Agenda Items
  - i. 1 additional airport hangers on the next agenda.
  - ii. Public hearings for these 2 workshop items
  - iii. Tim DeRoche inquires about housing in the Ag Zone. Curious about the volume of requests, approvals, denials, etc. Eric Cousens mentions that the timing of this request is timely because the Council wants to explore the zoning regulations and activity seen for farm plans in this zone.

**11. ADJOURNMENT**

**Motion to Adjourn:** Dave Trask      **Second:** Darren Finnegan      **Vote:** 7-0-0

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.