



PLANNING BOARD MEETING MINUTES
February 11th, 2025 – 6:00 p.m.
City Council Chambers, 60 Court Street

- 1. ROLL CALL:** Ed Bearor (Associate), Bob Hayes, Paul Jacques, Stacey LeBlanc, Darren Finnegan, Tim DeRoche, Maureen Hopkins, Riley Bergeron

Chair Leblanc recommends an agenda shift to move Public Comment to agenda item #9.

Paul Jaques makes the **motion** to amend the agenda. **Second:** by Tim DeRoche. **Vote:** 7-0
Motion Carries

- 2. MINUTES:** Review the January 14th 2024 meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>

Motion to Approve: Paul Jacques **Second:** Tim DeRoche **Vote:** 6-0-1 (Riley Bergeron Abstains)

- 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.

Staff report by John Blais. The developer is reducing the number of units by 20 to bring the total to 160 units. AR Development and DiPrete Engineering are working to update their site plan based on this update and expect to have materials ready for the meeting March 11th.

Motion to re-open discussion of Application for the Stetson Road Multifamily Development: Paul Jacques
Second: Bob Hayes **Vote:** 7-0 **Motion Carries**

Motion to postpone the Public Hearing for Stetson Rd Multifamily development to March 11th per the applicant's request: Paul Jacques **Second:** Bob Hayes **Vote:** 7-0 **Motion Carries**

- 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.

Staff Report by John Blais. Staff and developers are waiting on legal opinion on density standards for this single family and multi-family related to this development.

Motion to re-open discussion of Application for the Danville Corner Rd Development: Bob Hayes
Second: Paul Jacques **Vote:** 7-0 **Motion Carries**

Motion to postpone the Public Hearing for Danville Corner rd Development to March 11th per the applicant's request: Bob Hayes **Second:** Paul Jacques **Vote:** 7-0 **Motion Carries**

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.

Staff Report by John Blais. There are still components to this plan that require clarification.

Motion to Postpone review of agenda item to March 11th: Paul Jacques **Second:** Paul Jacques
Vote: 7-0 **Motion Carries**

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.

Staff Report by John Blais. There are still components to this plan that require clarification.

Motion to Postpone review of agenda item to March 11th: Tim DeRoche **Second:** Darren Finnegan
Vote: 7-0 **Motion Carries**

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 Woodard & Curran 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

Staff Report by Natalie Thomsen. This project will be a phased development with first building the new structure and then demolishing the old building. The project requires some waivers to meet operational requirements. Caitlin Suhr from Woodard & Curran and Juliette Tate from Simons Architects provide a presentation about the site design. The new design will bring the building up to current code standards.

Stacy LeBlanc makes a **motion** to Open Public Comment

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

Motion Carries

No Public Comment.

Stacy LeBlanc makes a **motion** to Close Public Comment

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

Motion Carries

Paul Jacques makes a **motion** to approve the requested waiver from Section 60-548B.1, Building Placement and Configuration, to allow a front setback of 86 feet where a maximum of 25 feet is permitted.

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

Paul Jacques makes a **motion** to approve the requested waiver from Section 60-548B.2, Building Frontages, to allow window and door coverage of 34% where a minimum of 40% is required.

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

Paul Jacques makes a **motion** to approve the requested waiver from Section 60-548B.3, External Elements, to allow a parking area of 68 feet in width where a maximum of 60 feet is permitted.

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

Paul Jacques makes a **motion** to approve the requested waiver from Section 60-801, Access Management, to allow two curb cuts less than 150 feet apart.

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

Paul Jacques makes a **motion** to approve the requested waiver from Sections 60-548B.3 and 60-607, External Elements and General Provisions, to allow driveway widths of 34 feet and 24 feet where a maximum of 20 feet is permitted.

Second: Darren Finnegan **Vote:** 7-0 **Motion Carries**

Paul Jacques makes a **motion** that the proposal meets the requirements of Sections 60-1277 and 60- 1336 and approves the Site Plan by Woodard & Curran for the phased construction of a new 9,400 square foot fire station adjacent to the current structure. The new facility will include a double apparatus bay, dormitories, kitchen, fitness room, conference room, office space, decontamination areas, and other associated improvements at 180 South

Main Street, Tax Map Lot 211-289. The proposed project has met the standards pursuant to Chapter 60, Article XVI, Division 2- Site Plan Review and Division 3 – Special Exception 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.*

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

8. WORKSHOP: The Planning Board will host a workshop to discuss the new Director of Planning.

David Hediger, the new Planning Board Director, was in attendance and introduced himself to the Board. He is looking forward to working with the City and the Planning Board.

9. CHAIR AND VICE CHAIR ELECTION

This item was moved after Public Comment. Eric Cousens clarifies that this item came from the Manager’s Office. When referring to Robert’s Rules, technically there should have been a motion to accept appointments, then there should have been a vote to make the appointment from the pool of appointments. Chair LeBlanc explains that there has been confusion about policies and procedures expected of the Planning Board and she explains that she would have liked to see the process explained clearly prior to voting if there was a specific expectation for the process of chair nominations. Chair LeBlanc asks staff to bring the question to Legal Council to get their opinion on how to proceed.

Motion to request Legal Counsel to review the Chair and Vice Chair election procedure from the January 14th meeting: Riley Bergeron **Second:** Darren Finnegan **Vote:** 6-1
(*Paul Jacques opposes*) **Motion Carries**

10. PUBLIC COMMENT:

Evan Cyr – 122 Granite Rd – Mr. Cyr refers to the procedures stated in Roberts Rules regarding elections and voting to try and provide some clarity on item #9 regarding the chair and Vice chair elections from the previous meeting.

11. MISCELLANEOUS:

- a. Upcoming Agenda Items
 - i. 4 projects that were postponed tonight
 - ii. Application for a community center at 29 Hampshire Street
- b. Comp plan Consultant Update
 - i. The committee has met 2 times and meet again at the end of February. The City has signed a contract with the consultant and selected a committee chair and vice chair.

A student member spot to serve on the Planning Board has received an application. The Planning Board will vote to appoint the student member.

12. ADJOURNMENT

Motion to adjourn: Tim DeRoche **Second:** Paul Jacques **Vote:** 7-0 **Meeting Adjourned**

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.