



City of Auburn, Maine
Planning & Permitting Department

City of Auburn, Maine
Office of Planning and Permitting
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PLANNING BOARD MEETING MINUTES
June 10, 2025 – 6:00 p.m.
City Council Chambers, 60 Court Street

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

Absent: Ngengele Adolphe (*Student Representative*)

Staff members present: David Hediger (*Planning Director*), Natalie Thomsen (*Planning Coordinator*), and Michael Carey (*City Attorney*)

2. **MINUTES:** Review the May 13, 2025, meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>

Amendments:

On the bottom of page 2 the motion made by Mauren Hopkins to request a hydro-deological study should be hydro-geological study.

On page 3 at the 2:15 mark, it was omitted that Tim DeRoche returned from being recused.

Motion to Approve minutes as amended: Paul Jacques **Second:** Riley Bergeron **Vote:** 6-0-1 (Stacey abstained) **Motion Carries**

3. **PUBLIC HEARING/ SITE PLAN REVIEW: Brickyard Commons: The Planning Board will host a Public Hearing for the application submitted by JIG Investments, LLC, for a Site Plan Review application. The applicant is proposing a 96-unit apartment complex with associated site improvements and infrastructure. This project was previously approved in 2022 but has since expired, and no changes are proposed from the prior approval. The subject property is located on Brickyard Circle, Tax Map Lot 199-052-000, and is within the T-5.1 - Downtown Traditional Center Zoning District.**

Tim DeRoche recused himself from discussing and voting on this item due to his profession posing a personal conflict.

Stacey LeBlanc elevated Ed Bearor as a full member for Item 3. Brickyard Commons.

Natalie Thomsen gave a staff report.

Michael Gotto of Stonybrook LLC introduced himself, Michael Barnes of Mainland Development Consultants, and Attorney Brian Rayback.

Michael Barnes of Mainland Development Consultants gave a presentation to address concerns regarding groundwater and stormwater management indicating the groundwater on the development site is flowing away from the site, the groundwater at the safe handling site is flowing away from the development site, and contaminants were not found in the groundwater. He also stated they are conforming to stormwater management regulations and laws.

Ed Bearor expressed concern regarding the submission being received on Friday instead of Wednesday per board rules and that they requested a hydro-geological study, but the applicant has not submitted that, and people who are concerned have not had adequate time to review new materials and respond.

David Hediger explained most of the information was received by the deadline, but staff thought a summary of the information would be helpful and requested the memo after the submittals were received. He also explained we are required by the policy to publish the information on Friday and that it was, but it was brought to our attention Monday morning that there was an issue accessing it due to the size of the file and that it was fixed by Monday afternoon.

Mike Gotto explained that DEP did hydrological investigations, testing, and studies and the groundwater is flowing away from the site. He also addressed concerns regarding spills, parking, traffic, aquifers, and shoreland zoning.

Motion to open public comment: Ed Bearor **Second:** Riley Bergeron **Vote:** 7-0 **Motion Carries**

Renee Cote of 54 Dawes Ave expressed concerns regarding the applicant asking to be excused from providing the requested hydro-geological survey and soil analysis, not being able to access the documents until Monday, and asked the Board to postpone a decision so the abutters and Board have time to review the new materials.

Stephen Beale of 575 Johnson Rd said he thought the applicant would be addressing the requirement for the hydro-geologic and soil survey and was surprised the public hearing was for an entirely new matter. He said there was not adequate time to review the new materials and requested the item be postponed.

Marcel LaRose – 47 Brickyard Circle voiced concerns re chemicals, spills, parking lights, traffic, and sidewalks.

Daniel Moreno of 41 Presidential Way expressed concerns regarding traffic on Washington Avenue but said he is an advocate for housing.

Motion to Close Public Comment: Paul Jacques **Second:** Riley Bergeron **Vote:** 7-0 **Motion Carries**

Motion to table a decision on this matter and continue the public hearing in July to give abutters and board members an opportunity to review the materials presented: Ed Bearor **Second:** Maureen Hopkins **Vote** 4-3 **Motion carries**

David Hediger reiterated the abutters will not be getting notified of the July 8th meeting stating that when the public hearing is being continued a notice is not required, and that the information is available online.

Paul Jacques suggested a special exception meeting to expedite a decision.

Motion to reconsider the original motion to table a decision on this matter and continue the public hearing in July to give abutters and board members an opportunity to review the materials presented: Ed Bearor **Second:** Riley Bergeron **Vote** 6-1 **Motion carries**

Motion to continue the public hearing until June 18 at 6 p.m: Ed Bearor **Second:** Riley Bergeon **Vote** 7-0 **Motion Carries**

Tim DeRoche was elevated back to full member of the board and Ed Bearor as an associate member.

4. **PUBLIC HEARING/RECOMMENDATION TO CITY COUNCIL TEXT AMENDMENT:** Pursuant to the action of the City Council, review and provide a recommendation in accordance with City of Auburn Ordinances, Chapter 60, Article XVII, regarding a proposed amendment to Chapter 60, Article IV, Division 7, Section 60-307 (Dimensional Regulations), as it pertains to the General Business and Multifamily Suburban Districts and residential density requirements.

Natalie Thomsen gave a staff report.

Paul Jacques expressed concerns with limitations of setback requirements.

Motion to open to public comment: Stacey LeBlanc **Second:** Tim DeRoche **Vote** 7-0 **Motion Carries**

Stephen Beal of 575 Johnson Road is in favor of the proposed changes to the ordinance but has helpful suggestions to make it better.

- a. In 1.d., insert, “and /or” after the words one family detached and before 2-family.
- b. In 3.d, the singular the building has been changed to the buildings insert word “all” before the word the.
- c. In 4.b, the references to 2 types of religious structures for gatherings would be better deleted and replaced with the more inclusive term “house of worship”.
- d. In 3.e, the reference at the end “reasonable period of time is a litigation breeder and said they may want to consider a specific time of months or weeks.

Motion to close public comment: Tim DeRoch Second: Darren Finnegan Vote 7-0 Motion Carries

David Hediger said in 3.e. the wording for “reasonable period of time” is existing language and that the Board may not want to visit it at this time. He said in 4.b we have a definition for church and will need to change the definition of church to place of worship. He agrees with the other suggestions.

Motion that the Planning Board forward the proposed amendments with the edits that in Section 6307 1D the and/or be moved after 1 family detached and in front of 2-family and that in 3D that the word all be added between provided that and the buildings so that it reads provided that all the building to Section 60-7 of the zoning ordinance as it relates to density standards in general business and multi-family suburban districts to the City Council with a recommendation for adoption: Riley Bergeron Second: Daren Finnegan Vote 7-0 Motion Carries

5. **SITE PLAN REVIEW: Danville Corner Housing Development: The Planning Board will open this project, which was previously postponed at the May 13, 2025, meeting, postpone to the August 12, 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.**

Motion to postpone: Darren Finnegan Second: Riley Bergeron Vote 7-0 Motion Carries

6. **PUBLIC COMMENT: None**

7. **MISCELLANEOUS:**

a. Upcoming Agenda Items

- 1. Fast food restaurants**
- 2. Kittyhawk temporary fire station**
- 3. UPS wants to move parking lot to a different parcel**

8. **ADJOURNMENT**

Motion to adjourn at 8:19 p.m.: Riley Bergeron Second: Paul Jacques Vote 7-0 Motion carries

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**PLANNING BOARD MINUTES
SPECIAL MEETING
June 18, 2025**

1. **ROLL CALL:** Riley Bergeron, Bob Hayes, Paul Jacques, (Vice Chair), and Stacey LeBlanc, (Chair)
2. **Absent:** Ed Bearor (*Associate member*), Bilal Hussein (*Associate member*), Darren Finnegan, Tim DeRoche, Maureen Hopkins, and Ngengele Adolphe (*Student Representative*)

Staff members present: David Hediger (*Planning Director*) and Natalie Thomsen (*Planning Coordinator*) City Attorney Mike Carey was also present

Bob Hayes read a statement indicating he would be abstaining from a vote on the 3-story 8 structure housing development project explaining his concerns on 2 findings on the project and processes in the past causing him to be biased.

Attorney Mike Carey advised the board on the abstention process.

Due to Bob abstaining, the Board did not have a quorum. Staff reached out to Planning Board members and Ed Bearor said he would be able to attend the meeting.

Motion to accept Bob Hayes's request to abstain: Riley Bergeron **Second** Bob Hayes **Vote** 2-0-2 **Motion did not pass ~ majority vote not achieved**

Motion to recess until Ed Bearor arrives by: Riley Bergeron **Second** Stacey LeBlanc **Vote** 4-0 **Motion carries**

Ed Bearor arrived and the meeting was called back to order. Stacey LeBlanc recapped the roll call indicating Ed Bearor, Riley Bergeron, Bob Hayes, Paul Jacques, and Stacey LeBlanc are all present.

2. **PUBLIC HEARING/ SITE PLAN REVIEW:** Brickyard Commons: The Planning Board held a Public Hearing for the application submitted by, JIG Investments, LLC, for a Site Plan Review application. The applicant is proposing a 96-unit apartment complex with associated site improvements and infrastructure. The subject property is located on Brickyard Circle, Tax Map Lot 199-052-000, and is within the T-5.1 - Downtown Traditional Center Zoning District.

Motion to open the public hearing by: Ed Bearor **Second** Riley Bergeron **Vote:** 5-0
Motion carries

Stephen Beale of 575 Johnson Road expressed concern about the hydro-geological study and soil testing not being submitted as requested indicating that the previous studies done are 17 years old and the core question of if discharge, drainage, and seepage from the safe handling site flows to the applicant's site.

Renee Cote of 54 Dawes Ave expressed concern regarding the hydro-geological study and soil tests not being submitted stating that there was no new information in the materials submitted and

that the basic question of if pollutants are emanating from the Savage safe handling site to parcel is not answered. She indicated the applicant should submit testing as a condition of permitting.

Marcel LaRose of 53 Brickyard Circle expressed concern regarding spills on the property indicating the Board has an obligation to ensure the public is not placed in hazardous conditions.

Motion to close the public hearing by: Ed Bearor **Second** Riley Bergeron **Vote 5-0 Motion carries**

Stacey LeBlanc elevated Ed Bearor to a full member.

Motion to accept Bob Haye's request to abstain: Riley Bergeron **Second** Stacey LeBlanc **Vote 4-0-1 Motion carries**

Riley Bergeron expressed concern with the hydro-geological study not being done. Mike Gotto reviewed grading and elevation plans that show groundwater from Savage Safe Handling is going away from the site.

Motion that the proposal meets the requirements of Sections 60-550, 60-1277, and 60-1359 for a Site Plan review proposing 96-unit apartment complex with associated site improvements and infrastructure off Brickyard Circle, City Assessor's Parcel I.D. 199-052-000. The proposed project should be considered pursuant to Chapter 60, Article XVI Division 2 – Site Plan Review, Article IV Subdivision, Article IV, Division 14 – Form Based Code 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.***
- C. *The construction of the left turn lane on Washington Street-North to Brickyard Circle must be completed before the issuance of a certificate of occupancy for 24 units or by September 1, 2026, whichever comes first.***
- D. *A Manual on Uniform Traffic Control Devices (MUTCD) warning sign must be added to the Washington Street southbound approach to the existing crossover, identifying that vehicles are entering ahead, before the issuance of a certificate of occupancy for any dwelling units.***

by: Paul Jacques **Second** Ed Bearor **Vote 4-0 Motion carries**

3. ADJOURNMENT

Motion to adjourn at 7:33 PM : Ed Bearor **Second:** Riley Bergeron **Vote: 4-0 Motion carries**

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