



PLANNING BOARD MINUTES
SPECIAL MEETING
June 18, 2025

1. **ROLL CALL:** Ed Bearor, Riley Bergeron, Bob Hayes, Paul Jacques (Vice Chair), and Stacey LeBlanc (Chair)
2. **Absent:** Bilal Hussein (Associate member), Darren Finnegan, Tim DeRoche, Maureen Hopkins, and Ngeengele 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 Brickyard Commons development project explaining his concerns with two of the findings on the project and processes of rezoning the property 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 at 6:35 p.m. 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 by the Board at a previous meeting. He indicated that the previous studies are 17 years old and the question remains if discharge, drainage, and seepage from the Savage 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 being 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 Savage Safe Handling site, 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 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 p.m.: Ed Bearor Second: Riley Bergeron Vote: 4-0 Motion carries

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PLANNING BOARD MINUTES

July 08, 2025

- 1. ROLL CALL:** Ed Bearor, Bob Hayes, Stacey LeBlanc (Chair), Bilal Hussein, Tim DeRoche, Maureen Hopkins, Ngengele Adolphe (*Student Representative*)

Absent: Riley Bergeron, Darren Finnegan, and Paul Jacques

Staff members present: David Hediger (*Planning Director*) and Natalie Thomsen (*Planning Coordinator*)

Stacy LeBlanc elevated Ed Bearor and Bilal Hussein to full members with voting privileges.

- 2. MINUTES:** Review the June 10 and June 18 meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>

Motion to approve the June 10 minutes: Ed Bearor **Second:** Tim DeRoche **Vote:** 6-0
Motion Carries

A motion to approve the June 18 minutes was postponed until the next meeting due to only three of the four members that were at the meeting being present.

- 3. PUBLIC HEARING/ SITE PLAN REVIEW:** 65 Mount Auburn Avenue: Chick-fil-A Restaurant: The Planning Board held a PUBLIC HEARING and acted on a Site Plan Review application submitted by Bohler Engineering on behalf of Chick-fil-A to construct a new ±5,200 square foot fast food restaurant with drive-thru at 65 Mount Auburn Avenue (Tax Map 280, Lot 006.1). The property is located in the General Business (GB) zoning district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception.

Natalie Thomsen gave a staff report stating that the applicant is proposing a 5,100 sf restaurant, with two drive-through lanes, and 46 new off-street parking spaces at 65 Mt Auburn Avenue.

Joey Fonseca, a project manager of Bohler Engineering introduced himself, Jason Adams, the traffic consultant of Bowman Consulting, and Zack Middlebrooks, the Principal Development Lead of Chik-fil-A. He reviewed the site plan of the proposed Chik-fil-A project stating the parcel contains 3.9 acres and a 40,000 sf pad and that they are proposing a 5,200 sf restaurant with 90 interior seats, 12 exterior seats, 2 drive-through lanes with canopies, and that the site has stormwater approval.

He answered questions from the Board regarding parking and access off Turner Street.

Jason Adams of Bowman Consulting reviewed the traffic details stating when the site was permitted in 2006, it was permitted for 584 weekday afternoon peak hour vehicle trips. Currently there are 260 peak hour trips and the project is expected to generate 180 peak hour trips.

There was discussion regarding developing sidewalks to Turner Street and Hobby Lobby for pedestrian connectivity and the safety of it.

Motion to open public comment: Tim DeRoche **Second:** Bob Hayes **Vote:** 6-0 **Motion Carries**

There was no public comment.

Motion to close public comment: Tim DeRoche **Second:** Bob Hayes **Vote:** 6-0 **Motion Carries**

Motion that the proposal meets the requirements of Sections 60-1277 for a site plan review and Sec. 60-1336 for a special exception proposing to construct a ±5,100 SF Chick-fil-A restaurant with a dual-lane drive-through, 46 off-street parking spaces, and associated site improvements at 65 Mount Auburn, Tax Map 240-001, located in the GB - General Business District. The proposed project should be considered pursuant to Chapter 60, Article 16, Division 2 Site Plan Review and Division 3 Special Exception Article 4, Division 13 General Business District 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. Provide final details and alignment for a pedestrian sidewalk from the Chik-fil-A site to the Hobby Lobby existing walkway.*

Tim DeRoche **Second:** Maureen Hopkins **Vote:** 3-3 **Motion Fails** (Ed Bearor, Bob Hayes, and Bilal Hussein voted against the motion due to the applicant not adequately addressing the pedestrian connectivity but are happy to entertain another motion that incorporates the proposed revision to the staff's proposed motion).

Motion that the proposal meets the requirements of Sections 60-1277 for a site plan review and Sec. 60-1336 for a special exception proposing to construct a ±5,100 SF Chick-fil-A restaurant with a dual-lane drive-through, 46 off-street parking spaces, and associated site improvements at 65 Mount Auburn, Tax Map 240-001, located in the GB - General Business District. The proposed project should be considered pursuant to Chapter 60, Article 16, Division 2 Site Plan Review and Division 3 Special Exception Article 4, Division 13 General Business District with the following conditions:

- D. No development activity until any bonding or inspection fees are determined by the Auburn Engineering Department.*
- E. Blasting permit in advance of blasting from the City of Auburn, Planning, Permitting and Code Department.*
- F. Prior to the issuance of a building permit, the applicant shall coordinate with the Auburn City Engineer to finalize the location and design of a pedestrian connection to the Turner Street sidewalk network. If no suitable connection can be identified, the project shall return to the Planning Board with a memo from the City Engineer outlining their findings.*

Bilal Hussein **Second:** Bob Hayes

An amendment was made for the sidewalk extension to include from the Hobby Lobby site to the Chick-fil-A site Bilal Hussein **Second:** Bob Hayes.

Stacey LeBlanc and Maureen expressed their opposition to a sidewalk there stating that they don't think they should be encouraging pedestrian activity behind the building but will vote in favor to move the project forward.

Vote: 6-0 Motion Carries

4. **PUBLIC HEARING/ SITE PLAN REVIEW:** 67 Kittyhawk Avenue: Temporary Fire Station Facility: The Planning Board hosted a PUBLIC HEARING and acted on an application submitted by Port City Architecture on behalf of the City of Auburn for the construction of a temporary fire station facility and associated site improvements at 67 Kittyhawk Avenue (City Assessor's Parcel ID 131-003). The subject property is located within the Industrial zoning district, and the application is subject to review under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception.

Natalie Thomsen gave a staff report stating that 67 Kittyhawk Avenue was a trucking facility and that the City of Auburn is requesting approval for the temporary relocation of the Auburn Fire Department's Central Fire Station there during the construction of a new public safety facility. She said a Needs Assessment was done and approved by the City Council and that the project includes minor interior renovations; that there will be no exterior site changes.

Frederick Scorggins of Port City Architecture reviewed the project stating that they are proposing to temporarily relocate the fire department to 67 Kittyhawk Avenue while they tear down Central Fire Station and build a public safety building. He said there would be no changes to the site.

Motion to open public comment: _____ **Second:** _____ **Vote: 6-0 Motion Carries**

There was no public comment.

Motion to close public comment: _____ **Second:** _____ **Vote: 6-0 Motion Carries**

Motion that the proposal meets the requirements of Sections 60-1277 and 60- 1336 and approve the Site by Port City Architecture on behalf of the City of Auburn for the construction of a

temporary fire station facility and associated site improvements at 67 Kittyhawk Avenue (City Assessor's Parcel ID 131-003). 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.*

Maureen Hopkins **Second:** Bob Hayes **Vote:** 6-0 **Motion Carries**

5. PUBLIC COMMENT: None

6. MISCELLANEOUS:

- a. Natalie Thomsen let the Board know that LD 1829 An Act To Build More Housing By Limiting Municipal Zoning Restrictions was signed and will go into effect September 18th. She said it has some huge implications on land use in the City, referred to a chart she put in their packets that shows what Auburn needs to do to become compliant with that, and said that in upcoming meetings they will see some amendments.
- b. Natalie Thomsen gave the Board an update on the Comprehensive Plan Committee stating that they have created three sub-committees, are currently analyzing inventories, and that the next step is focus groups and visioning. She encouraged them to visit the Comprehensive Plan website and register to be kept up to date.

7. ADJOURNMENT

Motion to adjourn: _____ **Second:** _____ **Vote** 6-0 **Motion carries**

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