



PLANNING BOARD MINUTES

June 16, 2026

1. ROLL CALL

Ed Bearor (Chair), Riley Bergeron, Tim DeRoche, Chelsea Eaton, Bob Hayes, and Andrea Westbye

Absent: Maureen Hopkins, Bilal Hussein, and Kathy Shaw

Staff members present: DeCarlo Brown (Planning Director) and Sam Peikes (Planning Coordinator)

Chelsea Eaton was elevated to a full voting member.

2. MINUTES: Acceptance of the May 12, 2026 and May 28, 2026 meeting minutes.

Motion made by Bob Hayes and seconded by Andra Westbye to approve the May 12, 2026 minutes. Vote 5-0-1 (Tim abstained) Motion Carries

Due to only three members being present that were at the May 28, 2026 meeting, the acceptance of the minutes was postponed until the July 16, 2026 meeting.

3. OLD BUSINESS

- A. CONTINUED PUBLIC HEARING SITE PLAN/SPECIAL EXCEPTION REVIEW: Limitless Towing, 276 Riverside Drive (PID 202-006). Application submitted by Erica Flagg to operate a towing and recovery business. The property is located in the General Business (GB) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 3 – Special Exception. This item is continued from the April 14, 2026 meeting.

The applicant has withdrawn the application for Limitless Towing.

4. OTHER BUSINESS

- A. Planning Board vote to approve the findings written in the notice of decision letter for Bear Self Storage and Auto Sales Facility from the May 12, 2026 meeting.

Motion by Riley Bergeron and seconded by Andea Westbye to approve the findings written in the notice of decision letter for Bear Self Storage and Auto Sales facility. Vote 5-0-1 (Tim abstained) Motion Carries

5. PUBLIC COMMENT (Taken out of order)

Michael Ouellette of 242 West Auburn Rd – said he would like to put solar and a windmill at his house, however, there is no ordinance on windmills. Planning staff suggested he talk to the Planning Board about potential ordinance changes.

Stephen Beale of 575 Johnson Road – pointed out that it is required under that watershed district ordinance that the Planning Director give a report on the new residences constructed in the watershed at the end of the fiscal year and suggested he give a report at the next meeting. He also indicated that the city has important standards for maximum grade of roads and maximum grade for construction of houses that are not found in the ordinance.

B. Continued discussion from May 28 of LD-1829/2173 overview of regulations and proposed ordinance changes.

DeCarlo gave a brief review of LD 1829 and LD 2173 and the new requirements. He discussed support systems, block standards, street standards and open space. He also reviewed a set of questions with the board prepared by Planning staff to guide the direction of upcoming changes to the ordinance.

C. Planning Board Training: How to Review Applications. Staff will provide guidance for the Planning Board on reviewing application materials.

The training was postponed to the July 14, 2026 meeting.

6. MISCELLANEOUS:

Sam indicated the Planning Board will need to review the Comprehensive Plan soon. She said the Comprehensive Plan Committee is working through the goals and policies and future land use map. She suggested the Board review the inventory and analysis section to get a head start. DeCarlo said they will be sending the Board a draft of the policies and actions.

7. PLANNING BOARD ITEMS FOR DISCUSSION: None

8. ADJOURNMENT

Motion by Tim DeRoche and seconded by Riley Bergeron to adjourn at 8:57 p.m. Vote 6-0
Motion Carries

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.