

City of Auburn, Maine

Office of Planning & Permitting

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

PLANNING BOARD AGENDA **October 28, 2026 – 6:00 p.m.** **City Council Chambers, 60 Court Street**

1. ROLL CALL

2. OLD/CONTINUED BUSINESS

A. WORKSHOP: Continued draft Comprehensive Plan Review (<http://tinyurl.com/plan-auburn>)

3. PUBLIC COMMENT

4. MISCELLANEOUS

5. PLANNING BOARD ITEMS FOR DISCUSSION

6. ADJOURNMENT

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.

Planning Board Recommendations – DRAFT

October 28, 2026

VISION, GOALS AND POLICY RECOMMENDATIONS

Future Land Use

1. **Planning Board Comment:** For FLU policy 1, amend wording to “fiscally responsible development for the municipality.”
 - **Proposed Language Change:** Policy 1: Direct growth to the high-growth area to encourage compact, efficient, and fiscally responsible development for the municipality.

2. Planning Board Commit: LID standards, landscape and buffering standards.

- **Response:** We have LID standards as an action item: N 1.1.11
- **Proposed Language Change:** See landscape and buffering standards below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 2: Update local ordinances to align with the goals and intent of the Future Land Use Plan, including clearly defining desired scale, intensity, and location of future development, and clearly defining protective measures for natural resources, rural areas, and waterfront areas. *						
Objective 1: Promote dense, mixed-use development that strengthens Auburn’s economic core and creates a vibrant, walkable environment with a variety of commercial and residential uses in the High Density, High Growth areas as delineated in the Future Land Use Map.						
<u>FLU 2.1.13</u>	<u>Amend ordinances to establish citywide landscape and buffering standards (e.g. shade canopy coverage, streetscape standards, stormwater-supportive landscaping).</u>		<u>Planning and Permitting Department</u>	<u>Short Term</u>	<u>Reviewed ordinances. Recommended and adopted ordinance amendments for landscape and buffering standards, where feasible. Annual update to City Council.</u>	

Community

1. **Planning Board Comment:** Community action item C 5.2.2: add more specific language around committee and board engagement process (fair, clear, transparent process).

- a. **Proposed Language Change:** See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 5: Ensure municipal services are administered efficiently and effectively.						
Objective 2: Strengthen the role of City boards and committees in supporting effective delivery of public services and implementation of City policies.						
C 5.2.2	Provide consistent opportunities for boards and committees to provide input and feedback, as stated in the City Charter(s) and ordinances, into capital planning, policy development, and service delivery decisions. ~~Ensure including~~ defined, <u>timely, and transparent checkpoints of board and committee</u> engagement in budget and planning processes.		City Manager	Medium Term	Documented process depicting when and how boards provide input into CIP, budget, or policy development. Annual update to City Council.	

Transportation

1. Planning Board Comment: Addressing e-scooters and e-bikes safety.

a. Proposed Language Change: See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 3: Provide, maintain, and improve the City's road network.						
Objective 1: Implement Auburn's Vision Zero Resolve						
<u>T</u> <u>3.1.7</u>	<u>Collaborate with partners to create resources and guidelines for micromobility devices, such as e-bikes and e-scooters.</u>		<u>Public Services Department, Planning and Permitting Department, Communications and Community Engagement Department</u>	<u>Short Term</u>	<u>Published micromobility resources and guidelines. Annual update to City Council.</u>	
<u>T</u> <u>3.1.8</u>	<u>Consider regulations requiring micromobility devices traveling at speeds of 30 mph or higher to use standard traffic lanes rather than sidewalks, protected bike paths, or designated bicycle shoulders.</u>		<u>Police Department, Public Services Department, Engineering Department, Public Works Department</u>	<u>Medium Term</u>	<u>Installed roadway signage for micromobility devices. Annual update to City Council.</u>	

2. Planning Board Comment: Maintenance of pedestrian infrastructure during winter.

a. Proposed Language Change: See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 3: Provide, maintain, and improve the City's road network.						
Objective 1: Implement Auburn's Vision Zero Resolve.						
T 3.1.3	Amend ordinances to prioritize pedestrian safety, ease of access, and year-round usability, including provisions for enhanced maintenance of brick, uneven, or ice-prone materials <u>on sidewalks and walkways</u> and alternatives to sidewalks <u>and walkways</u> constructed entirely of brick.	T2.1, T3.2, T3.3, C2.1	Public Services Department, Planning and Permitting Department, Engineering Department, Police Department	Ongoing	<u>Reviewed ordinances.</u> <u>Recommended and adopted ordinance amendments that prioritize pedestrian safety with sidewalk and walkway maintenance and improvements where feasible.</u> Annual update to City Council.	

3. **Planning Board Comment:** Regulate number of parking spaces, explore parking maximums and amending speed limits to lower speeds.

a. **Proposed Language Change:** See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 3: Provide, maintain, and improve the City's road network.						
Objective 2: Update road and parking standards.						
<u>T</u> <u>3.2.6</u>	<u>Amend Chapter 46, Sec. 46-175 to reduce design speeds for streets and roads.</u>		<u>Planning and Permitting Department</u>	<u>Short - Medium Term</u>	<u>Reviewed ordinances. Recommended and adopted ordinance amendments that reduce design speeds for streets and roads where feasible. Annual update to City Council.</u>	
<u>T</u> <u>3.2.7</u>	<u>Amend Chapter 60, Article V. to require off-street parking maximums for all commercial, industrial, and multifamily residential land uses.</u>		<u>Planning and Permitting Department</u>	<u>Short - Medium Term</u>	<u>Reviewed ordinances. Recommended and adopted ordinance amendments that create off-street parking maximums for commercial, industrial, and multifamily residential land uses where feasible. Annual update to City Council.</u>	

Parks and Recreation

1. **Planning Board Comment:** Add / mention snowmobile trails and snowmobile trail maintenance.

a. **Proposed Language Change:** See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 1: Provide universally available and connected parks, trails, and open space to meet the needs of all users.						
Objective 2: Improve park, trail, and open space stewardship and maintenance.						
<u>PR 1.2.8</u>	<u>Coordinate with local organizations and volunteer programs to create and expand awareness, report maintenance needs, and identify improvement projects to maintain trails and ensure access in all seasons.</u>		<u>Parks and Recreation Department, Public Works Department</u>	<u>Ongoing</u>	<u>Documented and maintained collaboration with organizations. Annual update to City Council.</u>	

2. **Planning Board Comment:** Amend public access to all water bodies because Taylor Pond is privately owned and Lake Auburn is drinking water supply.

a. **Proposed Language Change:** See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 1: Provide universally available and connected parks, trails, and open space to meet the needs of all users.						
Objective 4: Provide points of access to major waterbodies for boating, fishing, swimming, and other means of recreation. *						
PR 1.4.1	Identify and assess potential locations for new or expanded public boat launches and waterfront access points across Auburn's major waterbodies, <u>where feasible and in line with community identified priority locations</u> . Incorporate long-term maintenance, safety planning, and operational resilience into waterfront access projects.	NE1.1	City Manager, Parks and Recreation Department, Public Works Department, Engineering Department	Ongoing	Identified and assessed public boat launch(es) and waterfront across point(s). Annual update to City Council.	Boating Facilities Fund: Bureau of Parks and Lands: Maine DACF

Infrastructure

1. Planning Board Comment: Adding digital equity initiatives.

a. Proposed Language Change: See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy: Provide public facilities in an efficient, coordinated, and fiscally responsible manner that meets current needs and responds to anticipated growth and demographic change. *						
Objective 2: Explore opportunities for infrastructure coordination and joint purchasing programs. *						
<u>I</u> <u>1.2.3</u>	<u>Partner with organizations to inventory and map Auburn's broadband network and digital literacy capacity by collecting data on service availability, typical speeds, reliability, and other information, and identifying underserved geographies and populations.</u>		<u>City Manager, Community and Business Development Department</u>	<u>Medium - Long Term</u>	<u>Completed inventory and data collection on broadband and digital literacy. Annual update to City Council.</u>	
<u>I</u> <u>1.2.4</u>	<u>Develop a Digital Equity & Broadband Expansion Plan or Policy.</u>		<u>City Manager, Community and Business Development Department</u>	<u>Medium – Long Term</u>	<u>Completed Digital Equity and Broadband Expansion Plan or Policy. Annual update to City Council.</u>	

2. Planning Board Comment: Adding a stormwater fee action item.

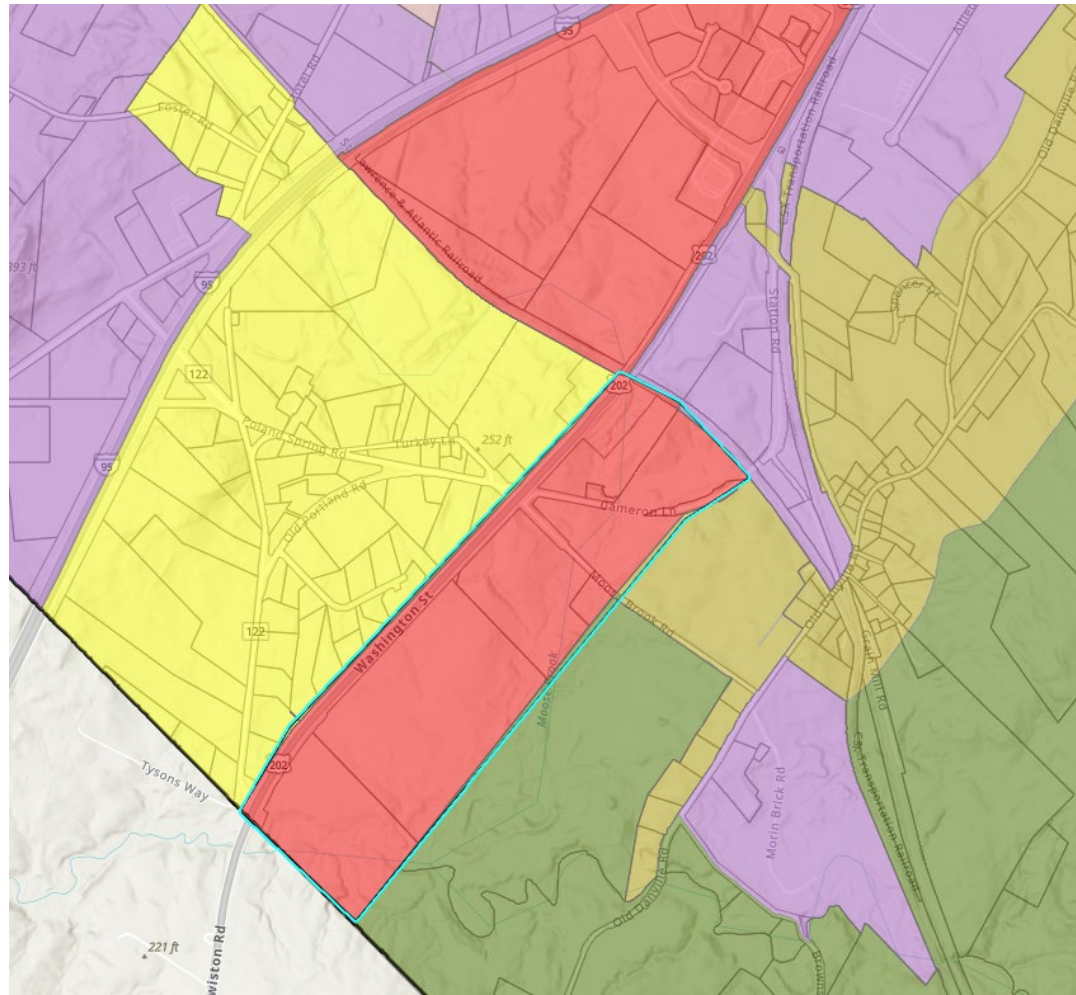
a. Proposed Language Change: See below

No.	Actions	Related Objective	Responsible Group	Timeline	Performance Metric	Funding Source
Policy 1: Provide public facilities in an efficient, coordinated, and fiscally responsible manner that meets current needs and responds to anticipated growth and demographic change. *						
Objective 3: Prioritize infrastructure investment in high-growth areas designated in the Future Land Use Plan. *						
I 1.3.9	<u>Explore establishing a stormwater management utility fee indexed to impervious area to reduce impervious surface cover and protect water quality.</u>		<u>Public Services Department, Engineering Department, and Finance Department</u>	<u>Medium Term</u>	<u>Completed feasibility study of a stormwater management utility fee with recommendations for adoption. Annual update to City Council.</u>	

MAP: FUTURE LAND USE

1. Planning Board Comment: Exit 75 Area / High Density Core

- a. **Proposed Change:** The parcel outlined in turquoise is currently high density core. The (potential) Planning Board recommendation is to change the high density core land use category to mixed use corridor, mixed use residential, or compact residential.



2. Planning Board Comment: Amend the wording of the Agriculture, Forestry, Open Space, and Recreation land use category to allow more housing.

a. Proposed Language Change:

Description: Agriculture, Forestry, Open Space, and Recreation category encompasses areas intended primarily for agriculture and forestry, and for industrial uses required for the production and / or processing of agricultural, forestry, or other natural resource based products; and for natural resource protection, recreation, and other open space preservation. These areas play a critical role in maintaining the rural character of significant parts of Auburn, supporting agricultural and forest lands, and providing opportunities for outdoor recreation while also accommodating residential development.

Land Uses: Typical uses include agricultural activities and associated businesses, forestry and resource management, and passive and active outdoor recreation. Residential uses are allowed but are limited. ~~and generally secondary to agriculture, forestry, natural resource, and recreation uses.~~

Density and Form: These areas are predominantly open landscapes with farms, fields, forests, and conservation lands, interspersed with agricultural structures and occasional single-family residences associated with agriculture, recreation, or resource-based land uses. These areas are intended to remain largely undeveloped to protect environmental resources, preserve scenic and rural areas, and support Auburn's agricultural, forestry, and recreation economy. Residences are located on large lots and are set back far from the road. Clustered development approaches may be appropriate where they preserve open space, environmental resources, and agricultural soils.

**2026 Comprehensive Plan
Public Hearing Comments
October 14, 2026**

*** The comments below were received during the Comprehensive Plan Public Hearing on October 14, 2026. 13 comments were made. Public comments have been condensed for clarity and do not capture the precise wording used by speakers, and public comments were omitted that are unrelated to the Comprehensive Plan.**

1. **Joe Pelicia, Auburn** – The LAP bus should be included in the Comprehensive Plan, and the LAP bus program should be expanded. The Casco Bay Trail should be explicitly mentioned.
2. **Stephen Beale, Auburn** – Good job on the Comprehensive Plan. I am opposed to the Planning Board's discussion on amending the Agriculture, Forestry, Recreation, and Open Space land use category to allow more housing. Allowing residential uses will increase municipal costs due to sprawl.
3. **Mary Moore, Auburn** – Owner of land in the current AGRP zone. Allow AGRP landowners to build a home and live on their land while balancing rural character of this zone without needing to complete a farm plan.
4. **Kyle Romick and Jonah Chappell, Scarborough** – Consider moving the Compact Residential land use category boundary along Poland Road (see image below). We have invested in required infrastructure (W/S) to build residences. We believe it would make the most sense to extend the residential Future Land Use boundary from the end of Rockhill Avenue to the end of Breton Avenue, as the parcels between these points are currently occupied by single-family homes. This adjustment would better reflect the existing residential character of the area while still preserving the rear portions of these parcels for potential future industrial use toward the railroad tracks.



5. **Eric Santos, Auburn** – Part of the Auburn Skatepark group. We want to first build a volunteer-built skatepark and then seek grant money for a world-class skatepark at Moulton Park in Auburn.

6. **Jocelyn Giammarino, Biddeford** – Supporting skatepark given its immense benefits for community building and public health, especially for the youth.
7. **Evan Cyr, Auburn** – Expand the high growth area to accommodate housing given the current lack of housing in the form-based code districts (despite these districts allowing “unlimited” housing density).
8. **Bruce Bickford, Auburn** – Nice job on the Comprehensive Plan. Sprawl to allow more residential development is not going to hurt the municipal budget. Seniors need to be able to age in place; Auburn has limited senior housing.
9. **Chloe Myers, Auburn** – People who attended the public hearing care about Auburn and are trying to do good work.
10. **Roger Belanger, Auburn** – I agree with previous comments to allow more housing in the AGRP zone.

**2026 Comprehensive Plan
Public Comments Received via Email or Survey
September 9, 2026, to October 15, 2026**

A. Emails

1. RitaMae Morin

To the City Council and Planning Board Members,

I am writing as a property owner in the Auburn AGRP Zone to express my support for the proposed changes to the Comprehensive Plan language concerning the Agriculture, Forestry, Open Space, and Recreation land use category.

I am particularly pleased with the addition of language that emphasizes the importance of preserving Auburn's rural character and natural resources while also accommodating residential development. I also support the removal of language that previously suggested residential uses were generally secondary to agricultural, forestry, natural resource, and recreation uses.

Over the years, it seems that regulations affecting landowners in these areas have become more stringent. Being an agriculturalist myself, and having worked with agricultural groups and committees, I fully understand and appreciate the need to protect agricultural land, open space, and environmental resources. I believe it is essential to recognize private property rights and a landowner's ability to make lawful use of their property.

As a landowner, I have observed that the current framework often requires multiple levels of review and approval for even modest uses of private land. In some instances, property owners must navigate requirements involving the Planning Board, advisory committees, working groups, and agricultural use determinations before being able to utilize their property. This level of oversight can create unnecessary barriers and uncertainty for residents who simply wish to make reasonable and lawful use of their land.

The proposed language change offers a more balanced approach. It continues to recognize the importance of agriculture, forestry, recreation, and open space preservation while acknowledging that residential development is also a legitimate and appropriate use within these areas. Property owners should not be required to demonstrate that residential use is subordinate to another land use before exercising their rights to develop or use their property in compliance with local regulations.

Currently, a small, select number of working group members, committee members, and board members have overlapping roles in permitting and decision-making, and very specific areas in which they have vested interest. This is not to discourage their participation and volunteerism to our fine City; however, it is important to ensure that there is a balanced distribution of decision-making power to maintain public confidence and trust in the process regarding land ownership.

I encourage the City Council and Planning Board to adopt the proposed language changes and continue to explore ways to reduce unnecessary regulatory burdens while still preserving the rural character and environmental resources that make Auburn a desirable place to live.

Feel free to reach out with any questions or curiosities. Thank you for your consideration and for your service to the community.

Sincerely,
RitaMae Morin, 207-402-7711, 150 Sopers Mill Rd, Auburn, ME, 04210

2. Mary Moore

Good evening, members of the Planning Board and Comprehensive Plan Committee. My name is Mary Moore, and I am a landowner in the Agriculture and Resource Protection Zone.

I am speaking tonight regarding the plan's stated objective for the AG zone—which is to preserve our natural resources and open space, while maintaining the economic value of the land.

While we all value our rural landscape, the current draft fails to meet its own economic objective for everyday property owners. The plan implies that the land maintains its value simply because uses like commercial recreation, farming, and resource protection are permitted uses.

But let's look at the real-world financial reality: starting a farm or a specialized operation requires significant upfront capital that most families simply do not have. Expecting a local family to finance a costly land operation just to be allowed to use their own property is simply unrealistic. Even 'resource protection' isn't free—maintaining a healthy forest or managing conservation land takes continuous work, equipment, and ongoing costs.

We do not need to force landowners through the city's complex approval process, when even after navigating all that paperwork and red tape, a family can still be denied permission to live on their own property. The purpose of a modern Comprehensive Plan is to look beyond outdated restrictions and explore innovative planning tools. Surely, we can find a balance that protects our open spaces and lowers the city's infrastructure burdens, while allowing AG zone landowners to live on their property and provide the long-term stewardship the city wants to see.

Furthermore, Auburn's specific AG zone ordinance rules under Section 60-145 explicitly dictate that one-family detached dwellings are only permitted 'provided that the dwelling is accessory to farming or agricultural operations, recreational uses or natural resource uses.' In short, a home is not allowed, by ordinance, to be the primary use of the land; it must be strictly 'accessory.' This leaves landowners completely stuck. How can a family safely manage, secure, and invest in a large woodlot, a conservation project, or private trails without the security and daily presence of living on-site first? The home isn't an 'accessory' to the land—the home is the anchor. By making the home a secondary, accessory use, the city penalizes the very families who want to logically care for and improve their property, stay on their land, and provide the stewardship the city wants to see.

While I know the strict 'accessory use' language is an ordinance-level rule, our Comprehensive Plan sets the long-term vision that dictates those very ordinances. Therefore, I urge the Committee and the Planning Board to research and consider alternative land-use models within this draft Comprehensive Plan. This plan should look toward flexible, modern planning tools that would allow landowners to live on their property, protect their acreage, and continue acting as long-term stewards of Auburn's open spaces.

Thank you to both the Committee and the Planning Board for your time, your hard work on this draft, and the opportunity to share my views tonight.

3. Sharon Philbrook Bergeron

Good Morning,

I was in attendance last night at the Auburn Comp Plan feedback session and wanted to add changes to the document. Expressly, in the inventory section page 169 the Auburn Public Library (listed only as Library) consists of a few inaccuracies and the information is old and dated. I have attached the 2026 annual report for updated information and copied the APL Executive Director on this email as an additional resource, and Mr. Cleveland as the Chairperson of the Comp Plan.

First, the City owns this big beautiful historic building in the heart of the City and I do not see it mentioned in the CIP section or in the public safety section even though it is a warming center for citizens in the winter and a cooling center in the summer - both critical safety aspects for Auburn residents.

Partnerships with nonprofits is mentioned several times as action items and I believe the Auburn Public Library is an invaluable resource for engaging, enlightening and enriching the community. APL needs to be in the mix of many of the forward thinking parts of this plan.

Thank you for updating the inventory section of the comp plan with the afore mentioned information, as well as the updated numbers and cutting edge opportunities noted in the attached annual report that are currently happening at our local enrichment nonprofit, the Auburn Public Library.

Sharon
Trustee of the Auburn Public Library

Sharon Philbrook Bergeron
2072128759
23 Dexter Avenue
Auburn Maine 04210

4. Jocelyn Giammarino

Good evening, Mayor and members of the Council. My name is Jocelyn Giammarino. I am a resident of Biddeford, but I'm a Doctor of Occupational Therapy and the director of a therapeutic skateboarding program in Lewiston, and many of the young people I work with live right here in Auburn.

I spent most of my doctoral work studying skateboarding and the incredible benefits the sport brings to people of all ages and to the community as a whole. 1 in 3 kids in underserved communities nationally lack a safe place to play. Skateparks are one of the few places that fill that gap. They're open to everyone, there's no team to try out for, no fee to pay, and no coach deciding who gets to play.

From an occupational therapy perspective, skateboarding is remarkable. It builds balance, coordination, executive functioning skills, body awareness, social skills, and motor planning. It also builds the skills that are harder to teach: focus, frustration tolerance, and emotional regulation. Every trick is learned by falling and getting back up, sometimes dozens of times. That is resilience practiced in real time, and I see it carry over into the school I work with, the relationships between peers and mentors, and how these kids see themselves as they develop their own self identities into adulthood.

I also see what happens socially. At a skatepark, an 8-year-old, a teenager, and a 40-year-old share the same space, and older skaters naturally mentor younger ones. Kids who don't fit in anywhere else find a community that cheers for them no matter what their skill level.

Alongside being an occupational therapist, I'm also a researcher, and from my own research and hearing directly from the students who have participated in our program, there has been real change in their behaviors, changing from risk behaviors to adaptive health behaviors. Through the connections they built through skateboarding, the students developed perseverance, self-efficacy, intrapersonal skills, and a growth mindset. Skateboarding teaches these naturally, especially when the community provides safe places to do it. My findings add to a growing body of research showing that skateparks contribute to safer, healthier communities.

Without a skatepark, young people skate in streets, parking lots, and on private property, where they're more likely to get hurt or get in trouble. A public skatepark gives them a safe, visible, welcoming place to go, and it tells them their community has made room for them.

A skatepark is high-use investment in youth physical health, mental health, and community connection, and it would positively serve families across the Lewiston-Auburn area. I urge you to prioritize this project, because investing in a place where every kid is welcome, regardless of income or background, is one of the most direct ways a city can build a safer, more connected community.

Thank you!

5. Scott Annear

Hi Lauren,

I know this is late to the game, but I wanted to share some info about an objective from the school committee. Last week this school committee updated their goals. Through the process, the comp plan draft was part of their considerations for goals. The school committee suggested that they would prefer that in the Community section, policy one, objective 2, would say "Support the all City's schools", or "Support the City's elementary, middle and high schools". They wanted some version that included all schools and not just elementary and middle.

Let me know what you think.

Thanks,

Scott Annear (Auburn School Department)

6. Jonah Chappell

Hi Lauren,

I recently submitted additional feedback through the Comprehensive Plan survey regarding the Future Land Use boundary along Poland Road. I wanted to reach out directly as the owner of 538 Poland Road and provide some additional context and a map illustrating the existing land uses in the area.

After reviewing the Future Land Use Map and the August 18th Committee materials, I believe the residential/industrial boundary along this section of Poland Road deserves another look before the map is finalized.

As shown on the attached map, the existing development pattern along this stretch is predominantly residential. Several properties contain existing single-family homes while significant portions of those same parcels are currently designated Industrial. Servpro is the only existing industrial building within the area I highlighted.

538 Poland Road is similarly divided between residential and industrial zoning. We currently have approved residential development under construction on the property, including a new roadway and infrastructure serving the development.

I noticed that the Committee has already reviewed a number of similar situations and made adjustments where Future Land Use boundaries divide individual parcels. I would respectfully ask that the Committee take another look at 538 Poland Road and this section of the Poland Road corridor using the same consideration.

Rather than changing the larger Industrial District, I believe there is an opportunity to adjust the Future Land Use boundary along this established residential corridor to better reflect existing uses, parcel boundaries, and the residential development already occurring in the area. Specifically for 538 Poland Road, I would ask the Committee to consider extending the residential or an appropriate transition designation to follow the property boundary. This would provide additional opportunity for housing while preserving the larger established industrial area closer to Rodman Road.



I've attached a map highlighting the existing uses along this section of Poland Road for reference. I'm happy to provide any additional information or meet at the property if that would be helpful as the Committee considers the final map.

Thanks for your time and consideration.
Jonah Chappell

7. Eric Santos

Hi Lauren!

My name is Eric Santos. I am a resident of Auburn and am spearheading the skatepark project in Moulton Park. Last week we did a site walk with Eric Cousens and Katie Boss to see how the skatepark will align with the Comprehensive Plan and Riverwalk project. It came to my attention that City Council is meeting in a couple weeks. It would be awesome if we could get on the agenda to present what we have been working on and what we want to see happen with the skatepark. Eric Cousens said you might have some pull to get us in front of council at the meeting, would that be possible?

Most of all, I would like to show this short video from the Skate Jam we did a few months ago. There we raised over \$1000 and had so many people show up, it was fantastic. Some of the biggest skateboard companies in the world sent us product to raffle off and give away to local skaters. We also did a cleanup at the park which was really great. Our goal is to have a volunteer based DIY Skatepark on the existing slabs at Moulton, and additionally build a professional, world-class, destination skatepark in the field right next to the existing park.

Video-

https://drive.google.com/file/d/1IoKK9BIJXoT4LxSYzjlNdrxtOTaCaqnK/view?usp=drive_web



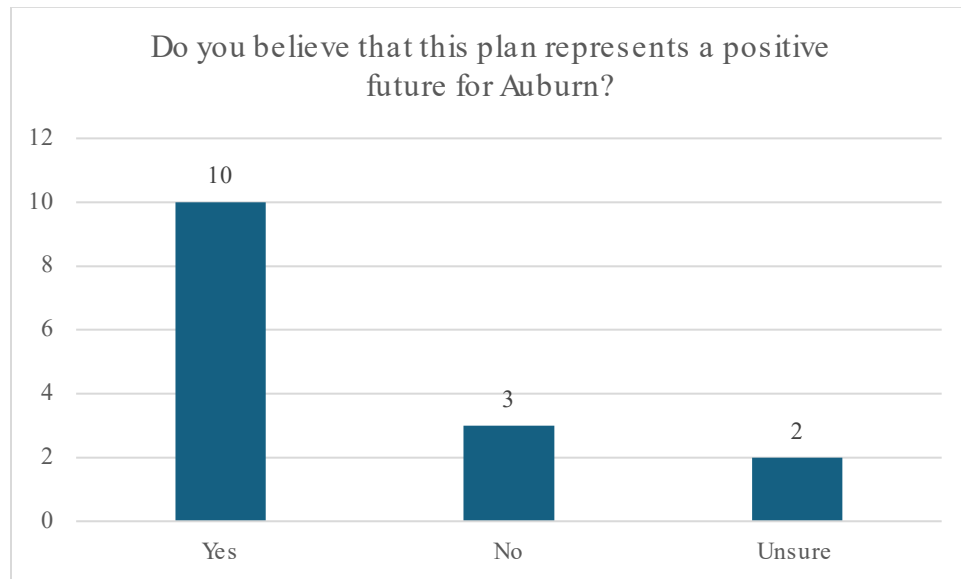




B. Survey Responses

Below are the survey responses. In total, there were 14 participants that responded to the survey.

1. Do you believe that this plan represents a positive future for Auburn?



2. Please rank the goals in this plan from highest to lowest priority.

The lower the average number, the higher the ranking (e.g., Future Land Use received the highest rating and had the most respondents rank it first out of eight).

Average priority rank of each goal

Goal	Average Priority (lower the number the higher ranked on the priority list; ranking out of 8)
Future Land Use	2.27
Housing	3.08
Infrastructure	3.69
Economy	3.72
Parks and Recreation	4.3
Community	4.5
Natural Environment	4.5
Transportation	5.375

3. Is there something in this plan that is NOT there that you expected to be?

No.	Is there something in this plan that is NOT there that you expected to be?
1	I wish education was it's own category. Our schools are one of the biggest employers in our city and a huge part of Auburn's economy.
2	Preservation of long standing neighborhoods. A firm commitment to protect lake Auburn above any other changes.
3	We shouldn't be housing any immigrants or Muslims or any other foreigners. Lower our taxes you f***ing idiots.
4	Allowing housing in certain industrial zones or rezoning key areas to support residential development.
5	I expected direct mention of assets such as the LAP bus to Portland, and the Casco Bay Trail bike/ped initiative. The overall thrust of the plan was excellent but I was disappointed at how "general" the document was and that it didn't contain specific actions and implementations.
6	No
7	This is a supplemental comment to a survey response I previously submitted. I am resubmitting only to provide additional information regarding Question 4 and the Future Land Use Map.
8	I would like to see more consideration given to transition areas between established residential neighborhoods and industrial districts. In some areas, existing residential corridors directly border or extend into land designated for industrial use, even where much of that land remains undeveloped. The plan should provide clearer guidance for evaluating these areas based on existing development patterns, property boundaries, available infrastructure, compatibility of uses, and opportunities for additional housing.
9	all there

4. Which parts of the draft plan, if any, would you change?

No.	Which parts of the draft plan, if any, would you change?
1	High density urban core area on the New Gloucester town line is out of place and should be eliminated. That should be left AG zoned, it is an active hay field.
2	I would block all spending on welfare on foreigners and s**t like that
3	Include a second industrial zone that permits uses specific to housing. This zone would function similarly to the GBII district on Minot Avenue, allowing appropriate residential development while maintaining compatible industrial uses.
4	see above answer <i>[Relates to LAP bus service and Casco Bay Trail]</i>
5	None
6	I would ask the Committee to reconsider the Future Land Use boundary along Poland Road, specifically at 538 Poland Road and the surrounding residential corridor. The current boundary divides 538 Poland Road between two different future land use designations,

No.	Which parts of the draft plan, if any, would you change?
	despite the property being part of an established residential corridor along Poland Road. 538 Poland Road also has approved residential development currently under construction, including a new roadway and infrastructure serving the residential development. Given the existing residential character of this stretch of Poland Road and the residential investment already occurring on the property, I believe the Future Land Use Map should better reflect the existing and emerging development pattern of this area. The Committee has already reviewed and adjusted a number of Future Land Use boundaries to better align land use designations with parcel boundaries. I respectfully ask that the Committee give the same consideration to 538 Poland Road and evaluate extending the residential or an appropriate transition designation to follow the property boundary. This would support additional housing opportunities while maintaining the larger established industrial area closer to Rodman Road.
7	I would ask the Committee to reconsider the Future Land Use boundary along Poland Road between Rockhill Avenue and Goldthwaite Road. This stretch of Poland Road is predominantly an established residential corridor, yet the proposed boundary places portions of existing residential properties and largely undeveloped land immediately behind the neighborhood within the industrial area. I believe the boundary should be reviewed to better reflect the existing development pattern, property lines, available infrastructure, and Auburn's need for additional housing. Extending the residential or an appropriate transition designation along this corridor could provide opportunities for responsible housing growth while preserving the larger industrial area and established industrial uses closer to Rodman Road.
8	the high density areas creates confusion and identity crisis, and will make pockets of "smaller" cities within auburn. We can just look at New Auburn as an example of this. The creation of an area right off of the turnpike with mixed use buildings will not bring folks into the city, instead it makes a quick stop. lewiston and auburn cannot support multiple pockets of businesses and only creates competition where people will not drive to other areas. instead of splitting the focus of development, why not just continue to improve downtown for mixed use and sense of community there.
9	Build in areas that's aren't neighborhoods. We don't want apartments in our neighborhoods!

5. Looking ahead 10 years, what would make you feel that this plan has been successful?

No.	Looking ahead 10 years, what would make you feel that this plan has been successful?
1	2,000 or so new housing units/ 10% at least increase in our population all concentrated in city core areas without infringing on our rural and resource protection areas. Also, a stronger job market. Attracting good companies to our city so our community has better opportunities
2	We have more housing for low and mid income families. We have fewer abandoned buildings and empty spaces that could be utilized for businesses or housing. Fewer Auburn residents are scraping to get by.
3	If we meet or exceed a majority of these goals, I feel it would be very successful. I modestly hope for a majority (51%) as success because I understand that unexpected barriers may influence implementation.

No.	Looking ahead 10 years, what would make you feel that this plan has been successful?
4	We are still able to drink the water from lake Auburn and the essential characteristics of the City have been preserved.
5	Lowering our f***ing taxes back to what they where in the 1990s
6	decreased monies in pockets of housing developers, improvement of existing downtown housing, existing businesses have low vacancy rates, and vacant buildings downtown are revitalized for mixed use if housing and retail shops and increased sense of community there.
7	Currently, Auburn has areas that are zoned industrial, yet many of these areas already contain existing homes. Short of eminent domain, these zones will continue to have residential uses. One example is 1856 Hotel Road, an abandoned building that the owner hoped to convert into a multi-family residence but cannot under the current zoning. This lot does not interfere with air traffic and should be considered for a zoning change to allow housing. If air traffic is a concern in similar locations, a maximum building height such as 20 feet could be added as a zoning limitation. There are numerous other lots that would benefit from such adjustments, and doing so would increase housing stock in areas that already have critical infrastructure in place.
8	An expnded LAP bus service to the north and south, including at the Portland Jetport. A beginning to implement the Washington St reimagined project along with the opening of the Casco Bay Trail to Portland and through LA on to Brunswick
9	The goals, policies, objectives and action items were accomplished.
10	I would consider the plan successful if Auburn has increased its housing supply, expanded its tax base, attracted responsible private investment, and made efficient use of existing public infrastructure. I would also like to see land use policies and boundaries that reflect how neighborhoods are actually developing and provide reasonable flexibility for appropriate growth while preserving important industrial, rural, and natural areas.
11	No additional comments. This submission is intended only to supplement my previous response regarding the Future Land Use Map in Question 4.
12	Saving the neighborhoods that are why people want to move here