



Agenda

Comprehensive Planning Committee

August 25, 2026, at 6:00 PM - 9:00 PM

Council Chambers, Second Floor, Auburn Hall

- 1. ROLL CALL:** Committee members and staff
- 2. MINUTES:** Minutes from July 28th
- 3. PUBLIC COMMENT**
- 4. DRAFT COMPREHENSIVE PLAN REVIEW:** The Committee will review and provide comments on the draft Comprehensive Plan.
- 5. NEXT MEETING:** September 9th, 2026
- 6. ADJOURNMENT**



Comprehensive Planning Committee Minutes - DRAFT

July 28, 2026, at 6:00 - 9:00 PM

Council Chambers, Second Floor, Auburn Hall

1. ROLL CALL: Committee members and staff

Kelly Butler, John Cleveland, Beckie Conrad, Jane Costlow, Mathieu Duvall, Jeff Harmon, Paul Jacques, Bruce Rioux, Rex Rhoades, Dana Staples, and Rick Whiting

Absent: Riley Bergeron, Denis Bergeron, Tim Cowan, Adam Lee, and Bilal Hussein

Consultant member present from BerryDunn: Ali Tobey

Staff members present: DeCarlo Brown (Planning Director), Lauren Caffé (Long Range Planner) and Denis D'Auteuil (Assistant City Manager)

2. MINUTES: Minutes from June 23th and July 8th

Motion was made by Dana Staples and seconded by Bruce Rioux to approve the June 23, 2026, minutes as written. Vote: 11-0. Motion Carries

During the vote to accept the meeting minutes from July 8th, the committee chair noted that there were two abstentions: one from Bruce Rioux and one from Mathieu Duvall. Motion was made by Dana Staples and seconded by Rick Whiting to approve the July 8, 2026, minutes as written. Vote: 9-0. Motion Carries

3. PUBLIC COMMENT

Carol Lane of 30 Arbania St. argued against the city changing zoning for a parcel owned by Hammond Lumber. She expressed concerns about the company's past behavior, potential negative impacts on a nearby residential neighborhood, and the proximity of the area to schools.



Henry Hess representing Sebago Technics and Hammond Lumber, stated that while the company has no immediate expansion plans, they maintain an interest in the parcel being zoned as industrial to potentially allow for safer future access and modernizing aging infrastructure.

Kimberly Willette of 1040 Garfield Rd. discussed her property at 832 Hatch Road, which is currently split between low-density country residential/agricultural and resource protection zoning. She highlighted her long-standing residency and interest in the committee's considerations regarding such zoning.

4. FUTURE LAND USE MAP – BOUNDARIES: The Committee will review and approve the boundaries of each of the land use categories to ensure the boundaries align with current and future land uses and the land use category descriptions.

Motions were as follows:

- Gracelawn Memorial Park: A motion was made to change the lot designation to high-density core. Motion made by Paul Jacques and seconded by Jeff Harmon. Vote: 11-0. Motion carries.
- Mount Auburn Cemetery: A motion was made to change the future land use for the area to neighborhood transition. Motion made by Dana Staples and seconded by Jeff Harmon. Vote: 11-0. Motion carries.
- Auburn Water and Sewage District Lots: A motion was made to change the area at the corner of Court and South Goff Street from downtown to industrial. Motion made by Bruce Rioux and seconded by Paul Jacques. Vote: 9-2, with Bruce Rioux and Rex Rhodes in favor. Motion fails.
- Riverside Drive: A motion was made to change the land use to compact residential was made by. Motion made by Mathieu Duvall and seconded by Paul Jacques. Vote: 11-0. Motion carries.
- Walton School Parcel: A motion was made to change the hatched area to compact residential, with an amendment to include the back portion of the property. Motion made by Jeff Harmon and seconded by Paul Jacques. Vote: 11-0. Motion carries.
- New Auburn/South Auburn Collection: A motion was to change a large collection of parcels from mixed-use neighborhood to compact residential. Motion made by Bruce Rioux and seconded by Becky Conrad. Vote: 10-1, with Dana Staples opposed. Motion carries.

- Broad/South Main/Vicky Area: A motion was made to change three parcels to compact residential. Motion made by Rick Whiting and seconded by Jeff Harmon. Vote: 10-1, with Paul Jacques opposed. Motion carries.
- Sand Pits (Southern Peninsula): A motion was made to move the area from industrial to agricultural and resource protection. Motion made by Rick Whiting and seconded by Paul Jacques. Vote: 11-0. Motion carries.
- Southern Hatched Parcel (Page 9): A motion was made to move the area to neighborhood transition. Motion made by Dana Staples and seconded by Mathieu Duvall. Vote: 11-0. Motion carries.
- Station Road/Washington Street: A motion to include specific strips and a narrow lot into the transitional zone. Motion made by Dana Staples and seconded by Paul Jacques. Vote 3-8, with Rex Rhodes, Bruce Rioux and Dana Staples in favor. Motion failed.
- Hammond Lumber Lot: A motion was made to return the lot to compact residential. Motion made by Dana Staples and seconded by Paul Jacques. Vote 3-8, with Rex Rhodes, Dana Staples and Jane Costlow in favor. Motion failed.
- Gray Shaded Area (Page 11): A motion was made to change the area to compact residential. Motion made by Jeff Harmon, seconded by Paul Jacques. Vote: 9-1, with Dana Staples opposed. Motion carries.

5. NEXT MEETINGS: August 18th, August 25th, and September 9th, 2026

6. ADJOURNMENT

Motion to adjourn at 8:30 pm by Paul Jacques to adjourn and seconded by Dana Staples. Vote: 11-0. Motion carries.