



Agenda

Comprehensive Planning Committee

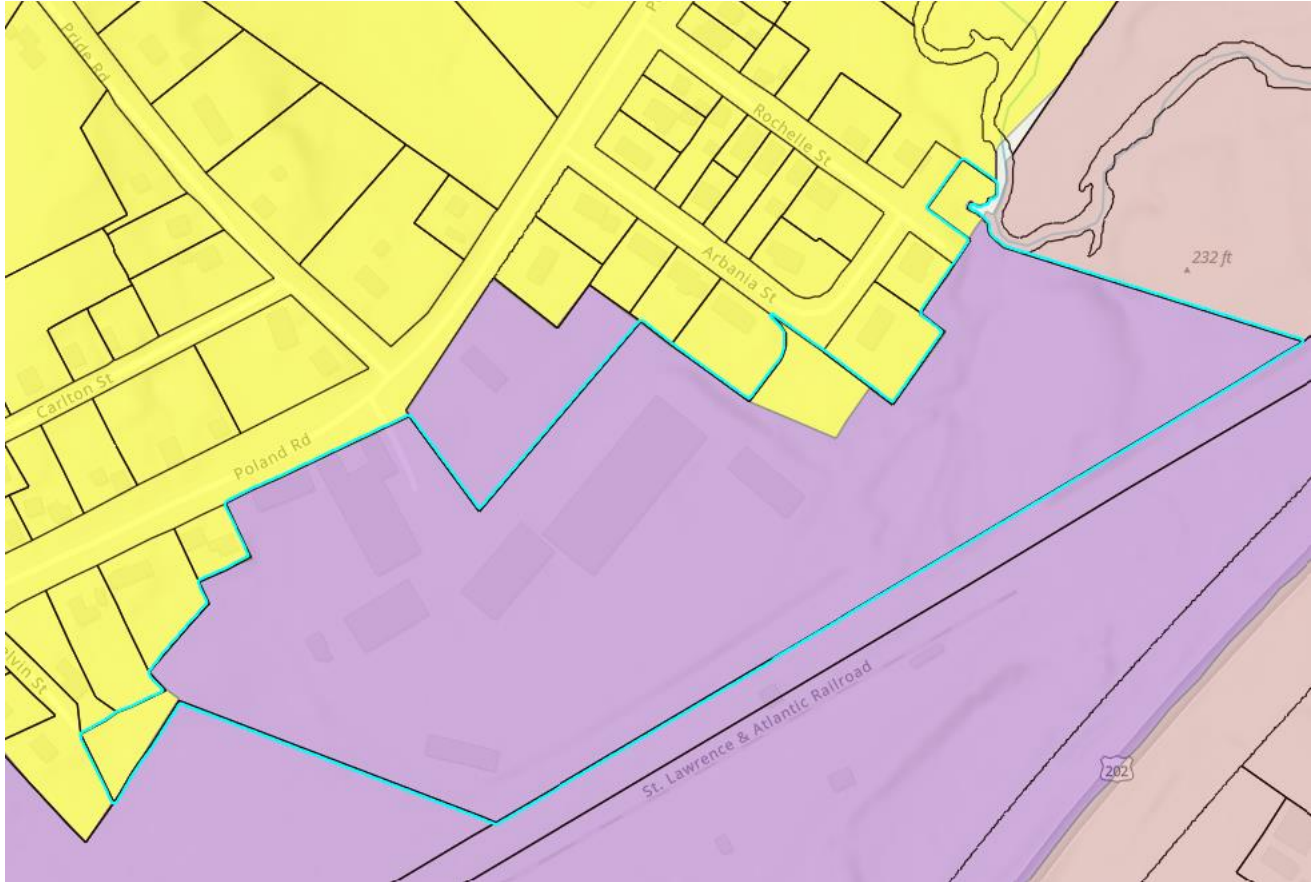
August 18 2026, at 6:00 PM - 9:00 PM

Council Chambers, Second Floor, Auburn Hall

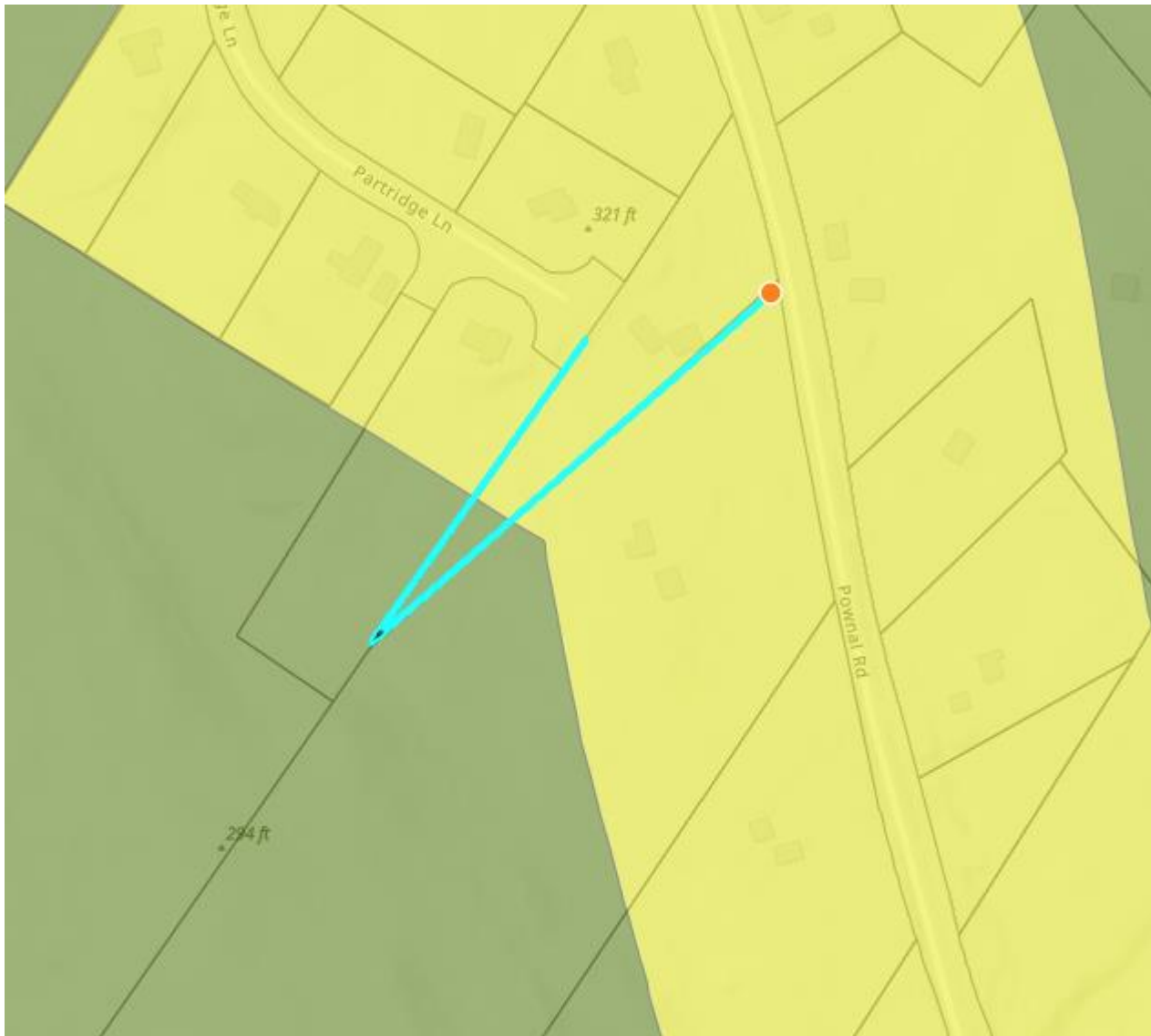
- 1. ROLL CALL:** Committee members and staff
- 2. MINUTES:** Minutes from July 28th will be available at the August 25th meeting
- 3. PUBLIC COMMENT**
- 4. FUTURE LAND USE MAP – BOUNDARIES (consent item):** The Committee will review and approve the adjusted boundaries of the land use categories.
- 5. DRAFT COMPREHENSIVE PLAN REVIEW:** The Committee will review and provide comments on the draft Comprehensive Plan.
- 6. NEXT MEETINGS:** August 25th and September 9th, 2026
- 7. ADJOURNMENT**

Updated Land Use Category Edits

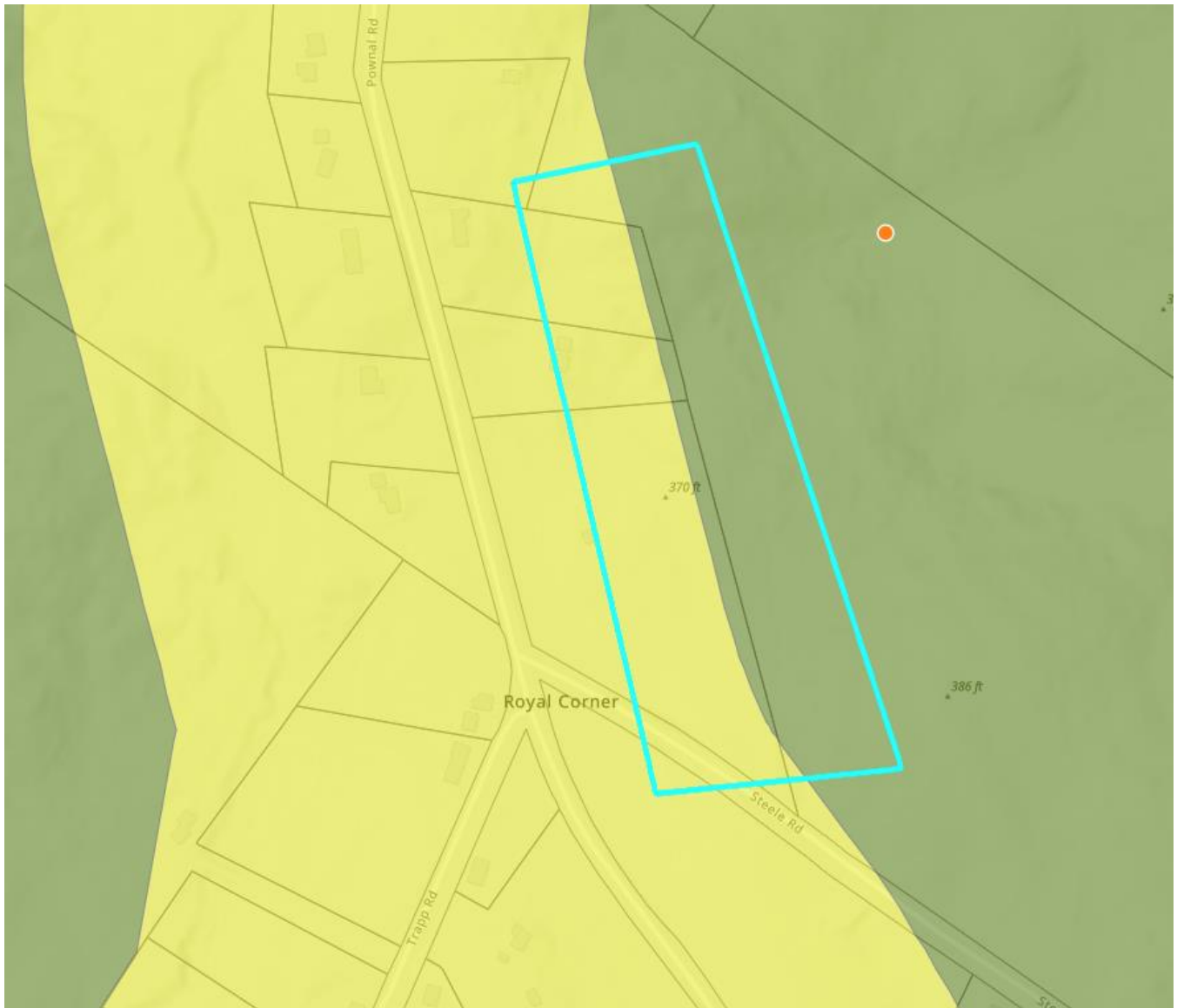
The following edits have been proposed by staff to correct or modify land use categories for mostly small parcels that are split between land use categories. The Committee will be asked to review and discuss any questions on edits and vote as a consent agenda item to adopt edits at the August 18, 2026 meeting.



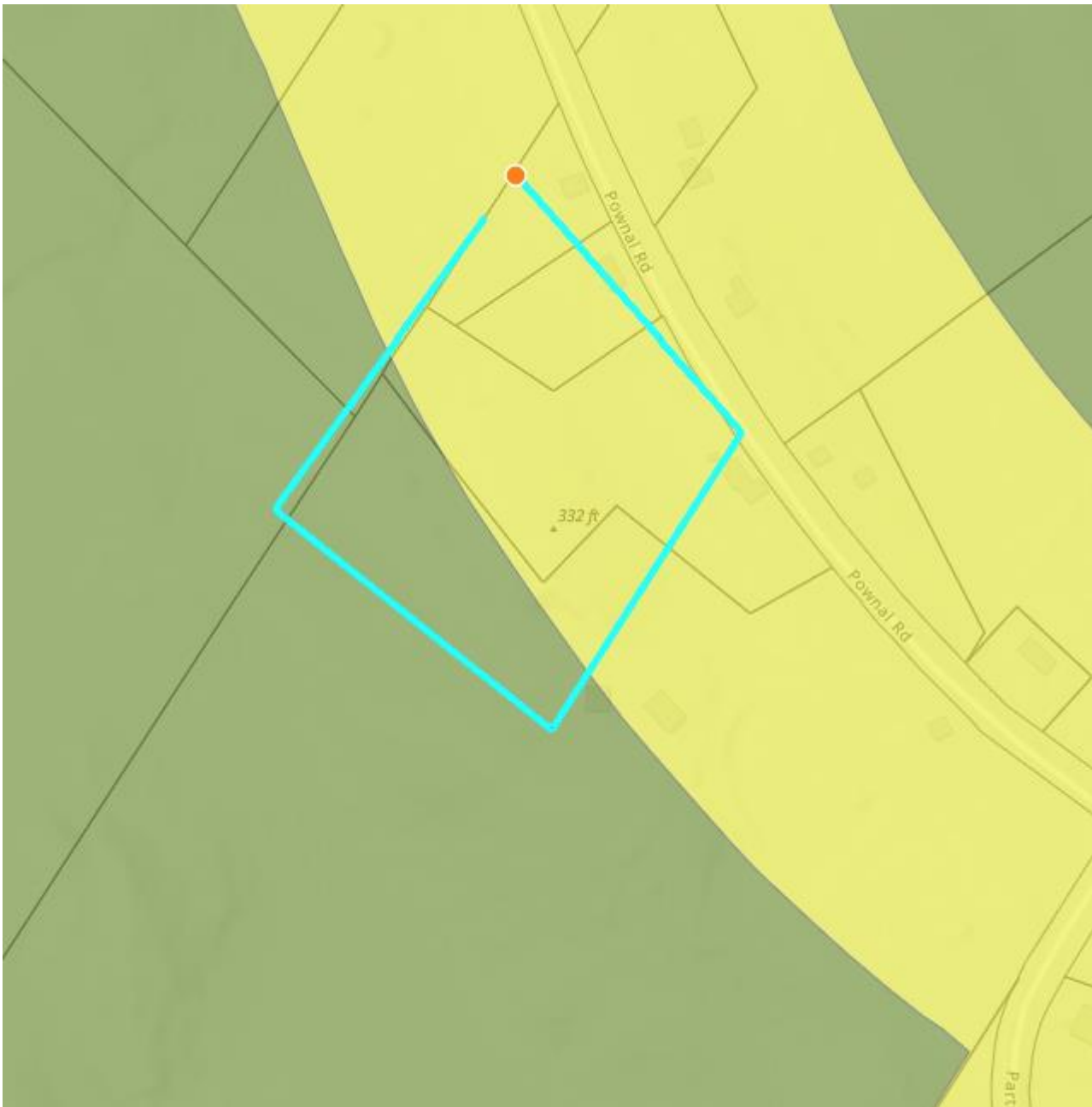
Edit: An edit is proposed to adjust the boundary line at 282 Poland Road 6, to be fully in the Industrial (purple) land use category. This is the Hammond Lumber lot.



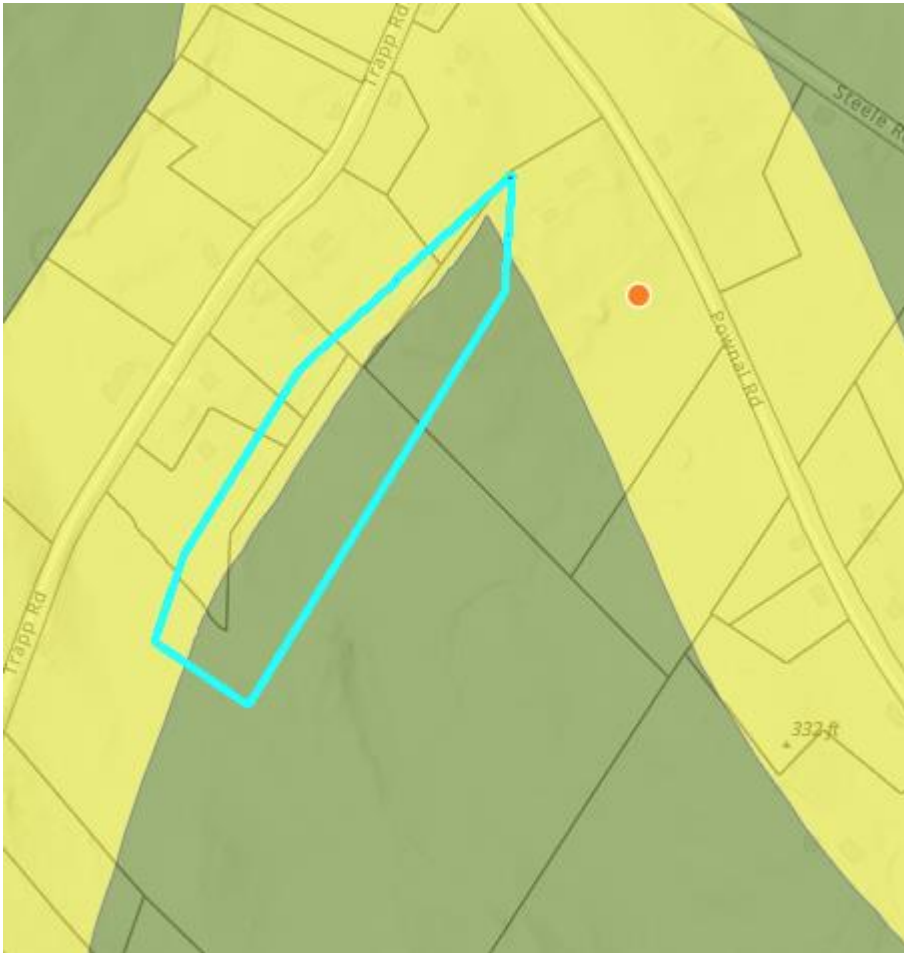
Edit: An edit is proposed to adjust the boundary line for 1279 Pownal Road, be fully in the Residential Corridor (yellow) land use category.



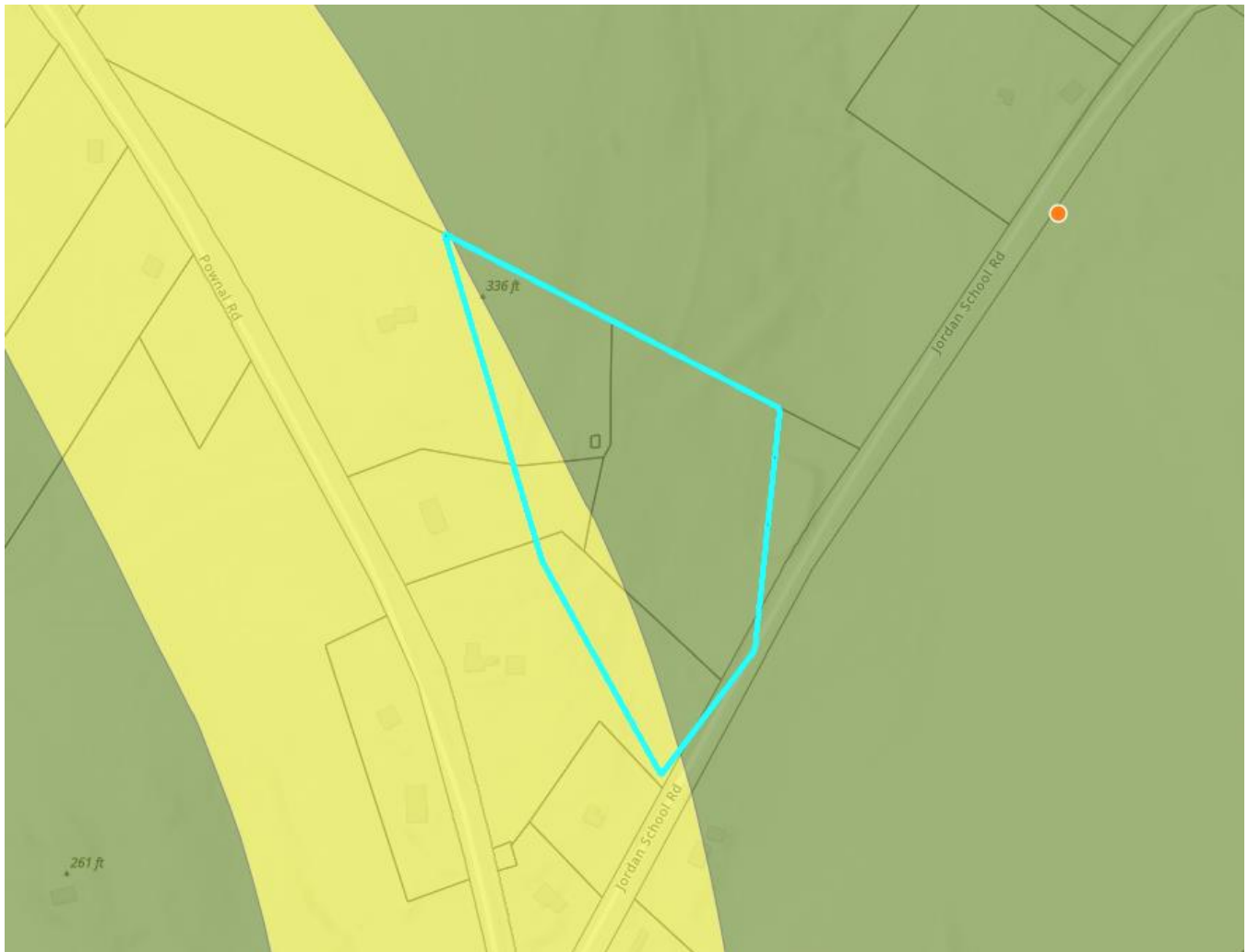
Edit: An edit is proposed to adjust the boundary line for 840, 868, and 888 Pownal Road, to be fully in the Residential Corridor(yellow) land use category instead of split between Residential Corridor and Ag. The corner of 790 Pownal Road is proposed to change from Residential Corridor to Ag (green).



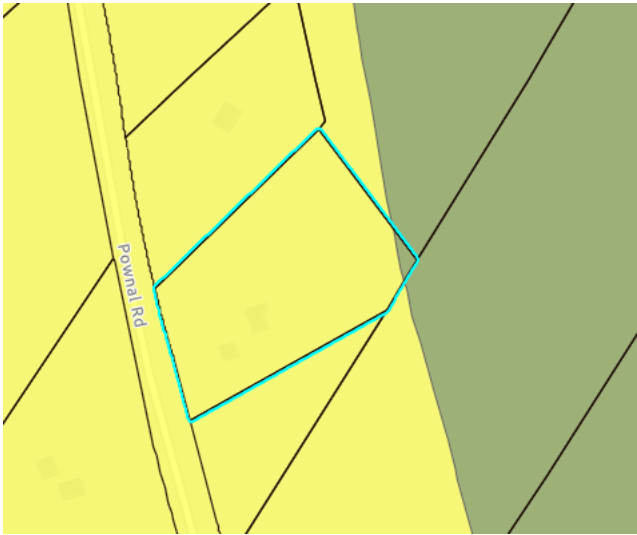
Edit: An edit is proposed to adjust the boundary line for 1133 Pownal Road, to be fully in the Residential Corridor land use category and follow the residential corridor line across 1175 Pownal Road to match the lot line from 1133 Pownal Road to Partridge Ln.



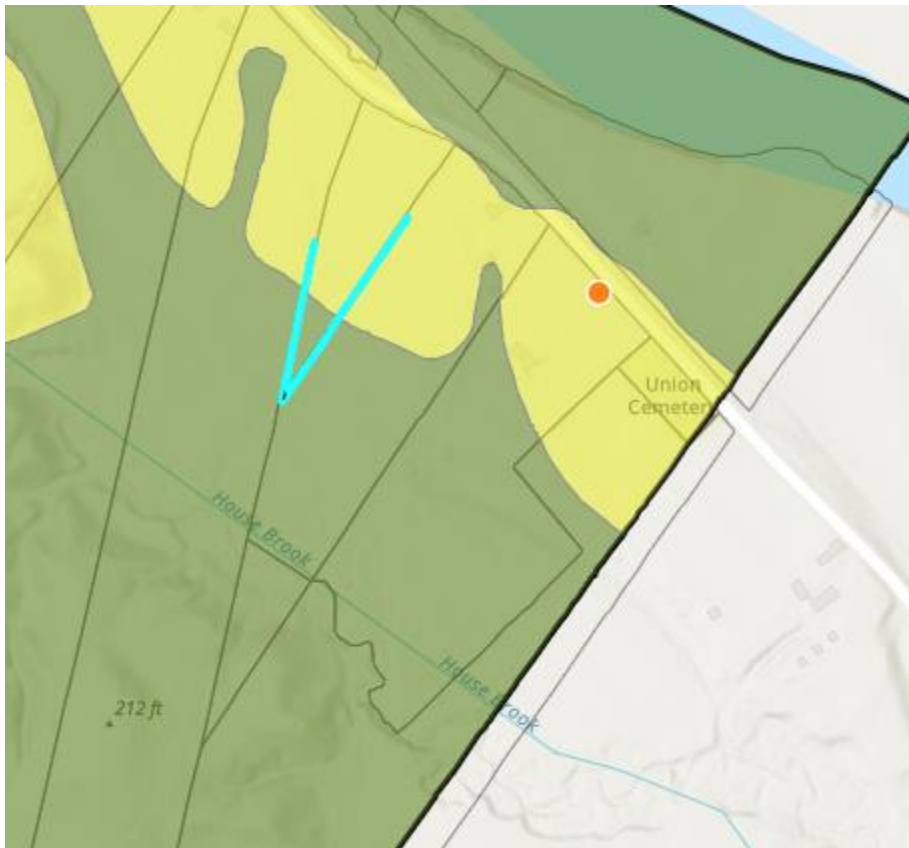
Edit: An edit is proposed to adjust the boundary lines between 146 Trapp Road and 955 Pownal Road to follow parcel lines.



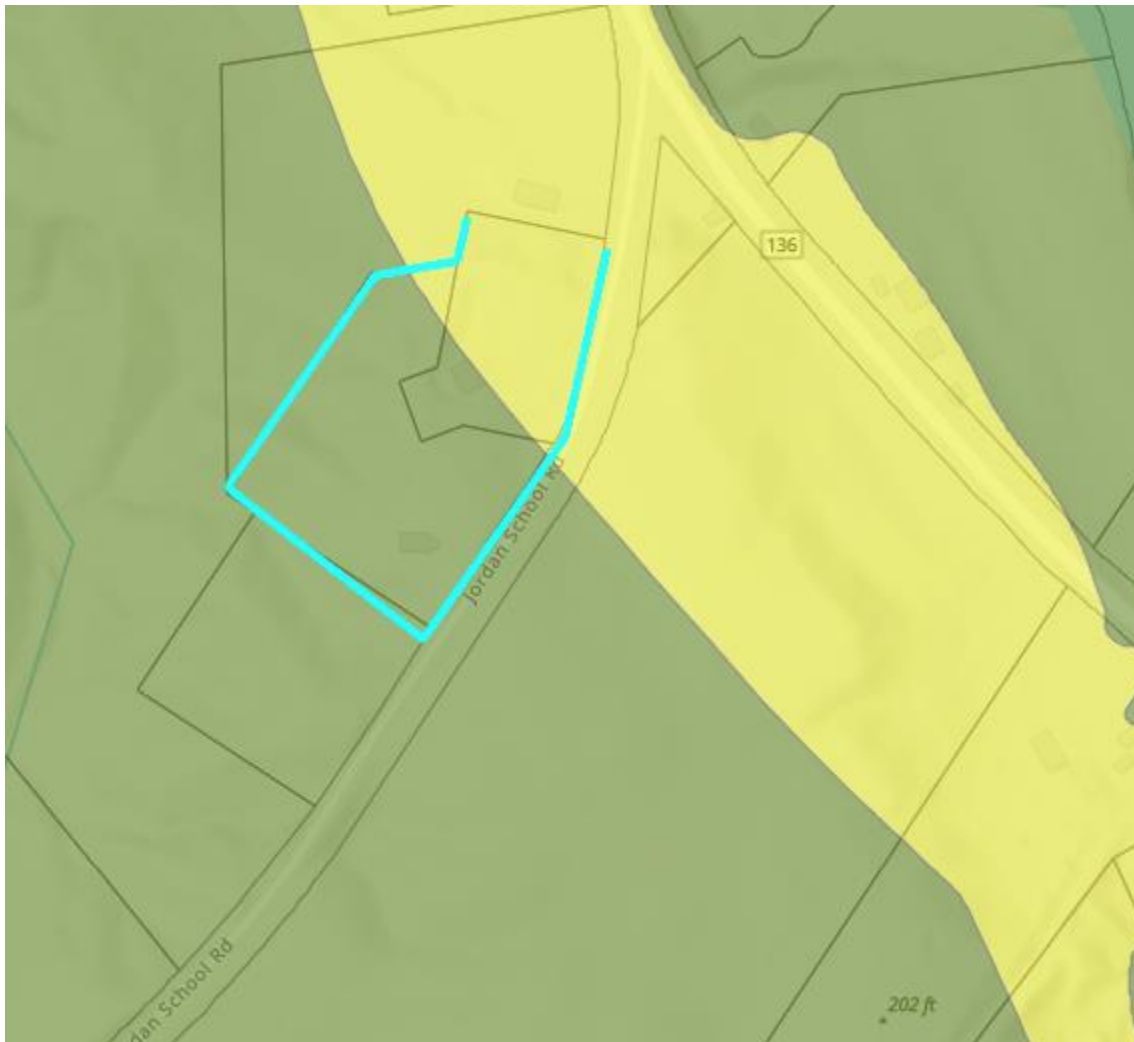
Edit: An edit is proposed to adjust the boundary lines between 1464 and 1552 Pownal Road, to follow parcel boundaries, making 1464, 1480, and 1552 Pownal Road fully Residential Corridor (yellow), and 1251 Jordan School Road fully Ag (green).



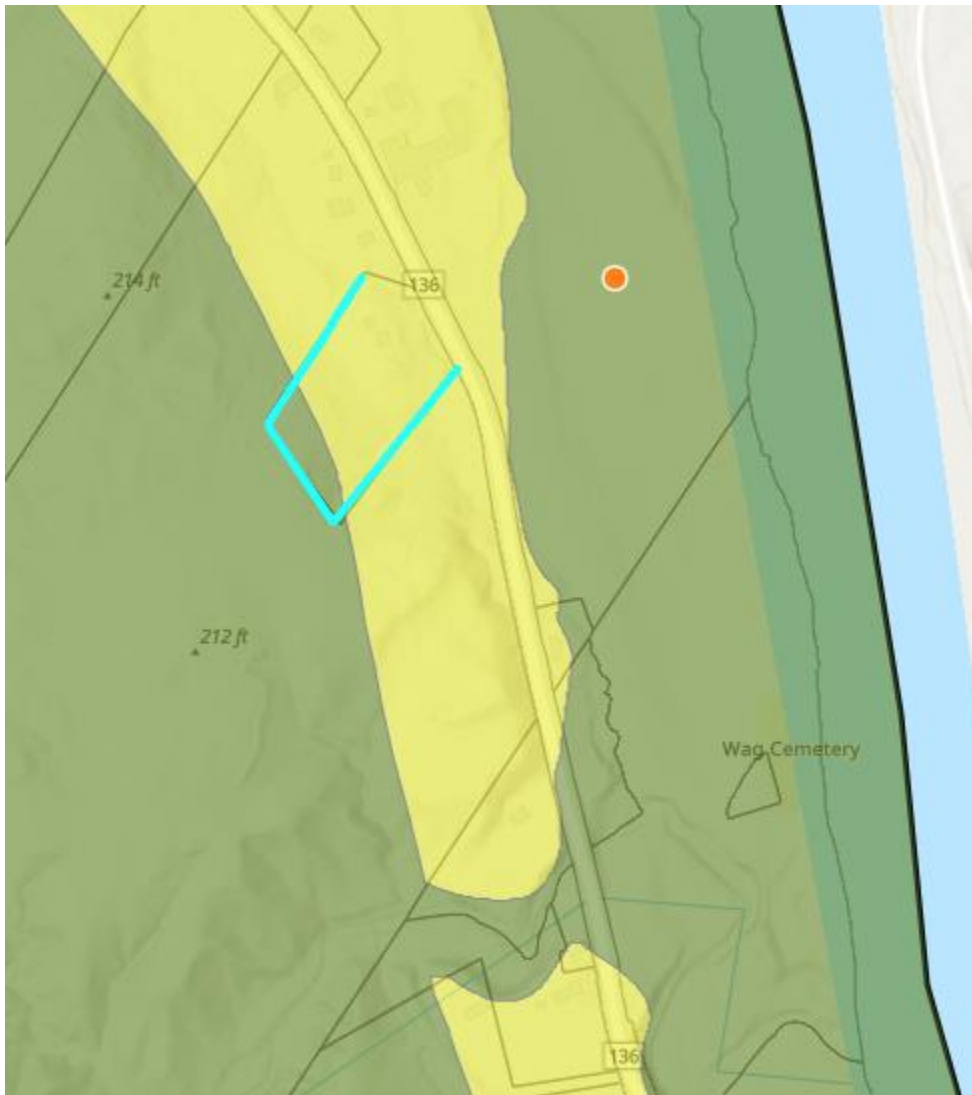
Edit: An edit is proposed to adjust the boundary line for 1632 Pownal Road, to be fully in the Residential Corridor land use category (yellow)



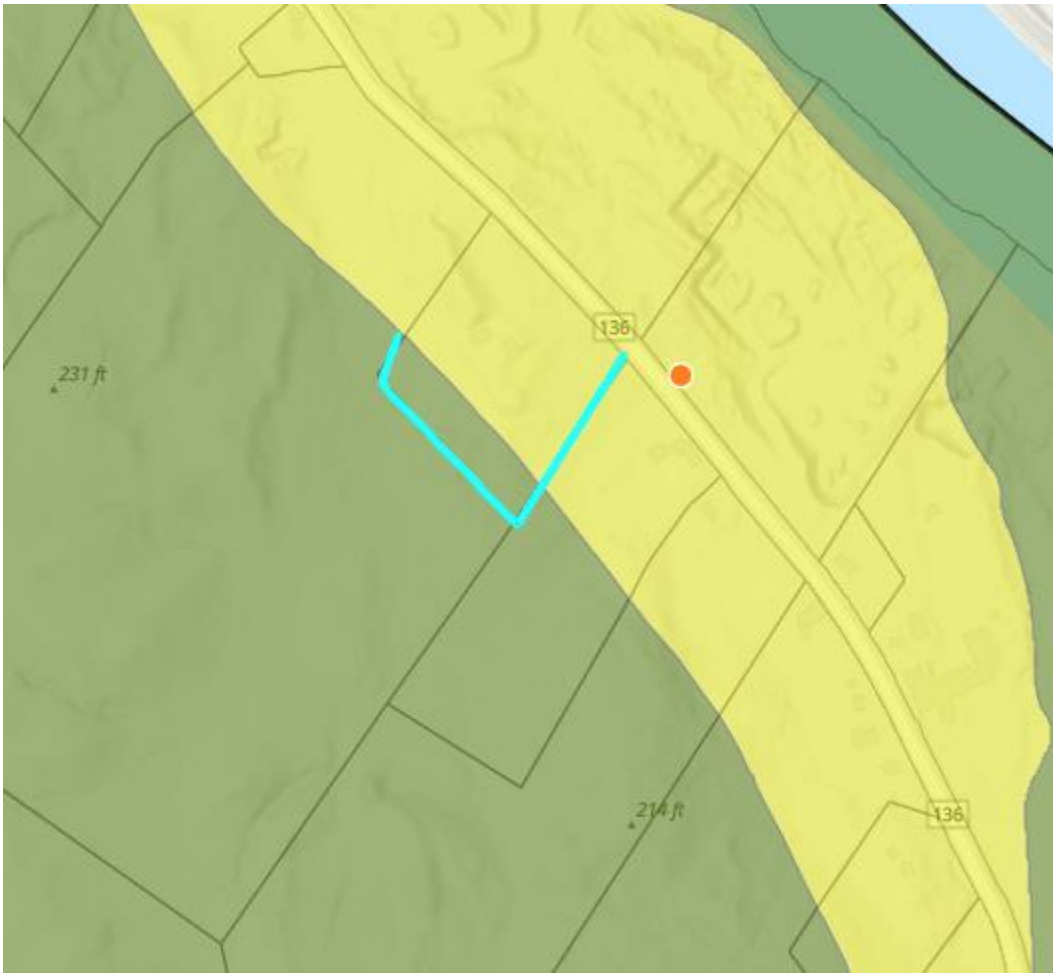
Edit: An edit is proposed to adjust the boundary line for 2267 Riverside Dr. to be fully in the Residential Corridor land use category (yellow).



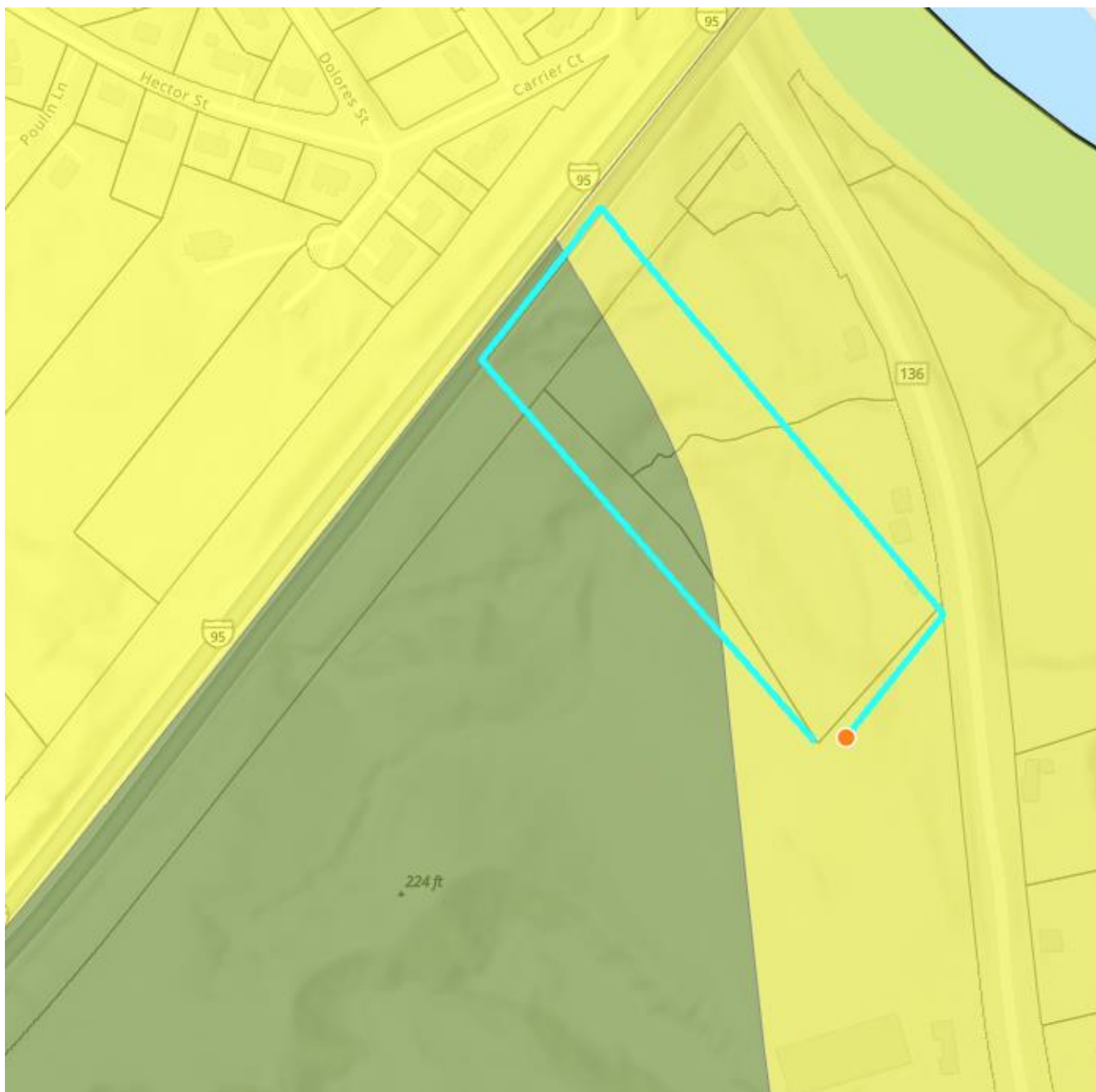
Edit: An edit is proposed to adjust the residential corridor boundary to be fully Residential Corridor (yellow) at 51 Jordan School Rd. and fully Ag (green) at 65 Jordan School Road.



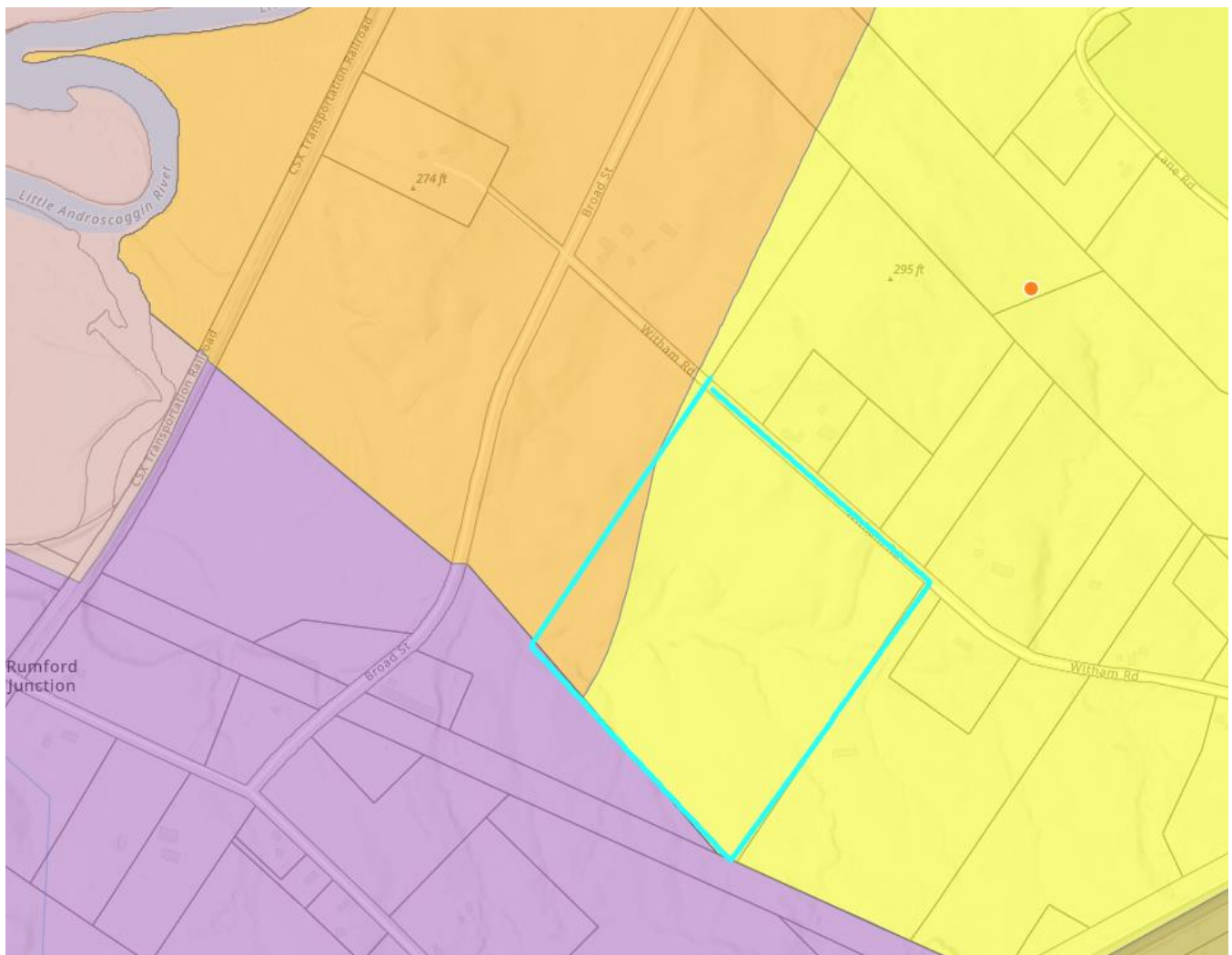
Edit: An edit is proposed to adjust the boundary line for 1569 Riverside Dr. to be fully in the Residential Corridor land use category (yellow).



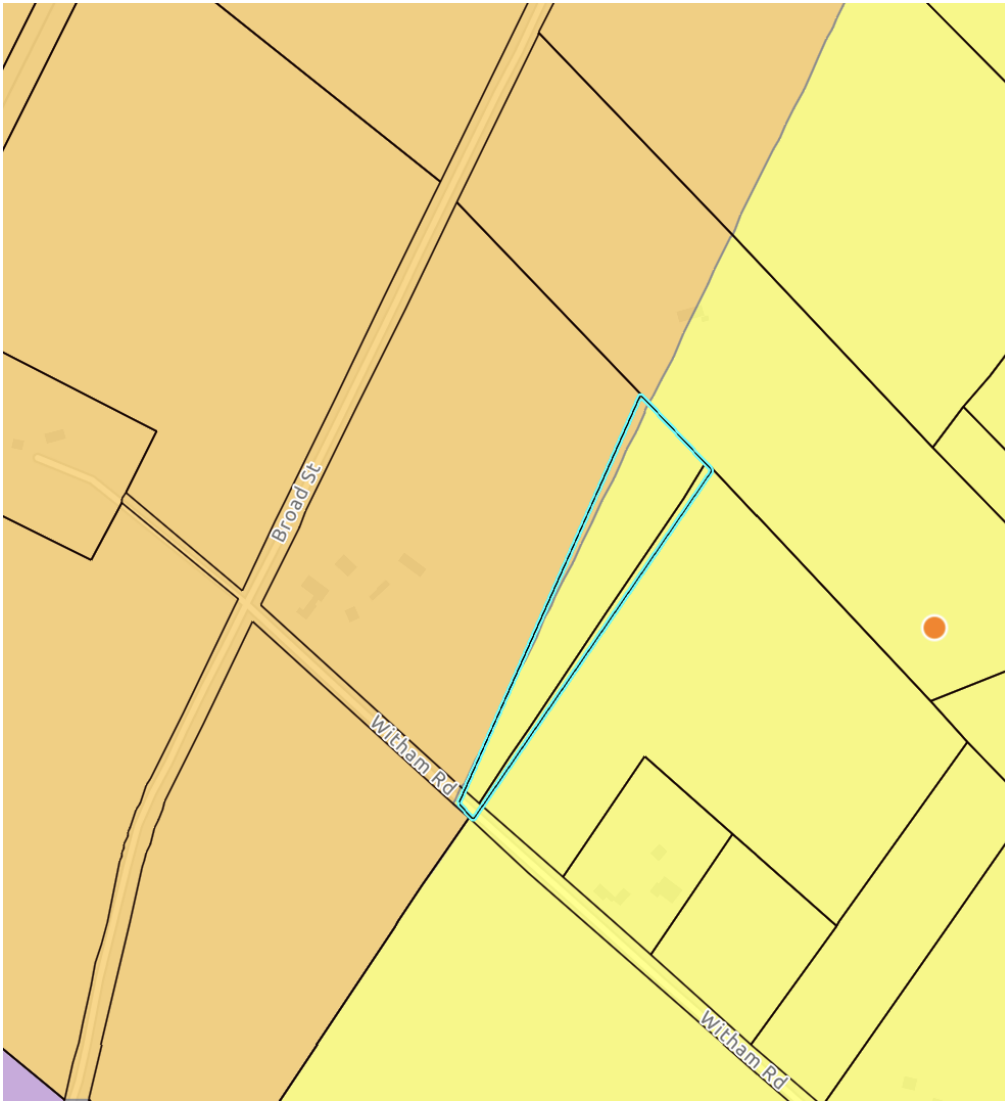
Edit: An edit is proposed to adjust the boundary line at 1425 Riverside Drive to be fully in the Residential Corridor land use category (yellow).



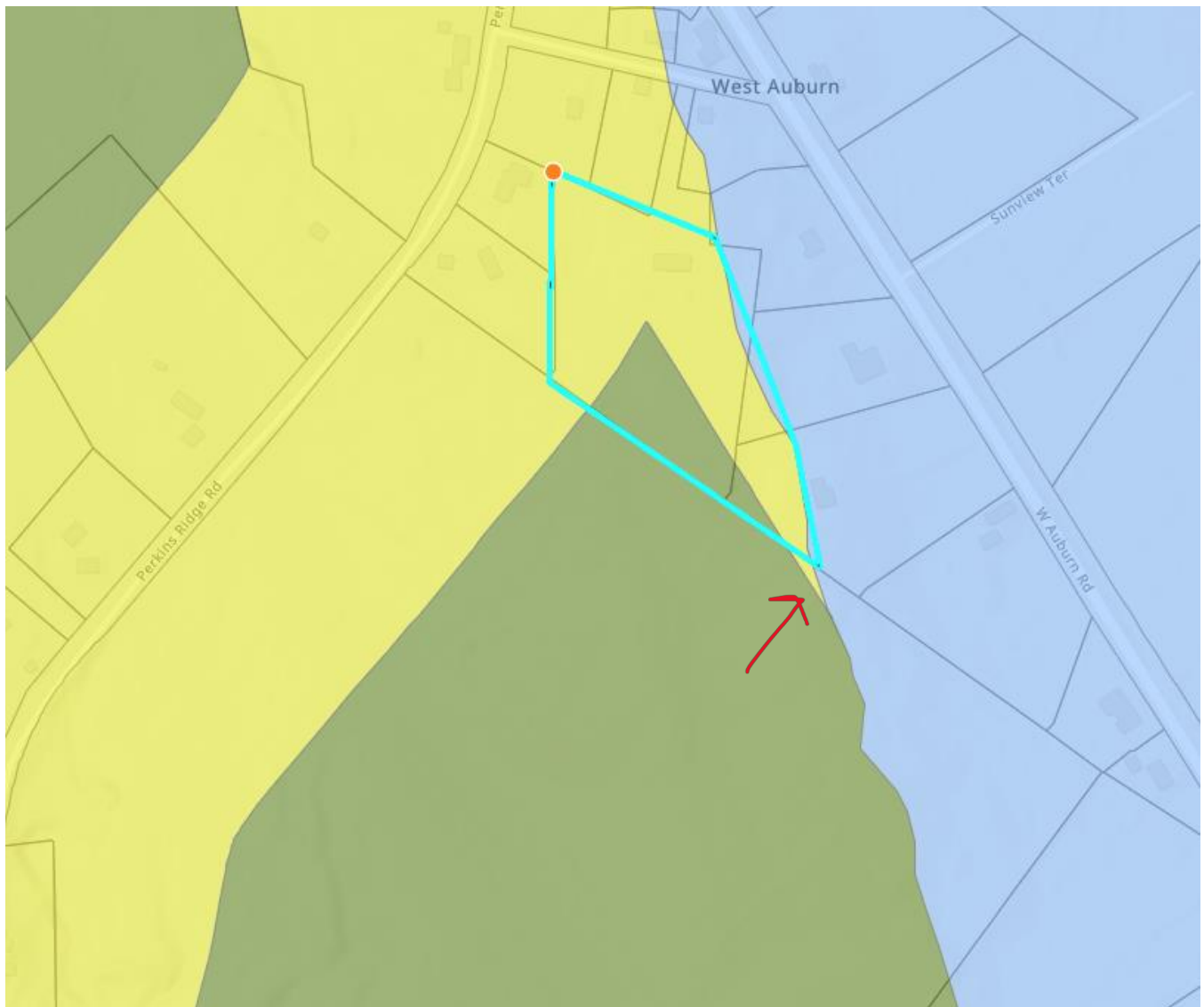
Edit: An edit is proposed to adjust the boundary line at 865 and 897 Riverside Drive to be fully in the Residential Corridor land use category (yellow).



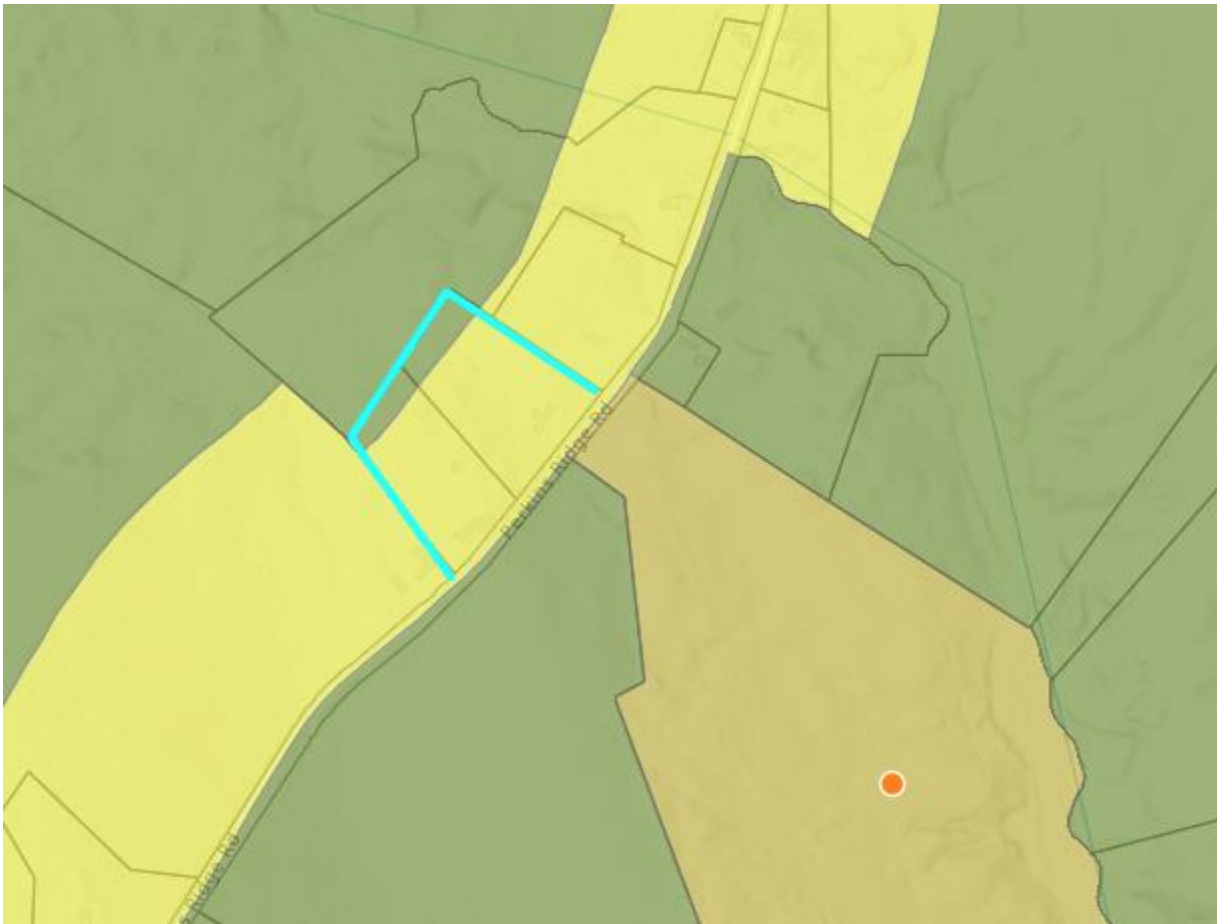
Edit: An edit is proposed to adjust the lot line for parcel 160-009, Witham Road, from be fully in the Compact Residential (yellow) land use category.



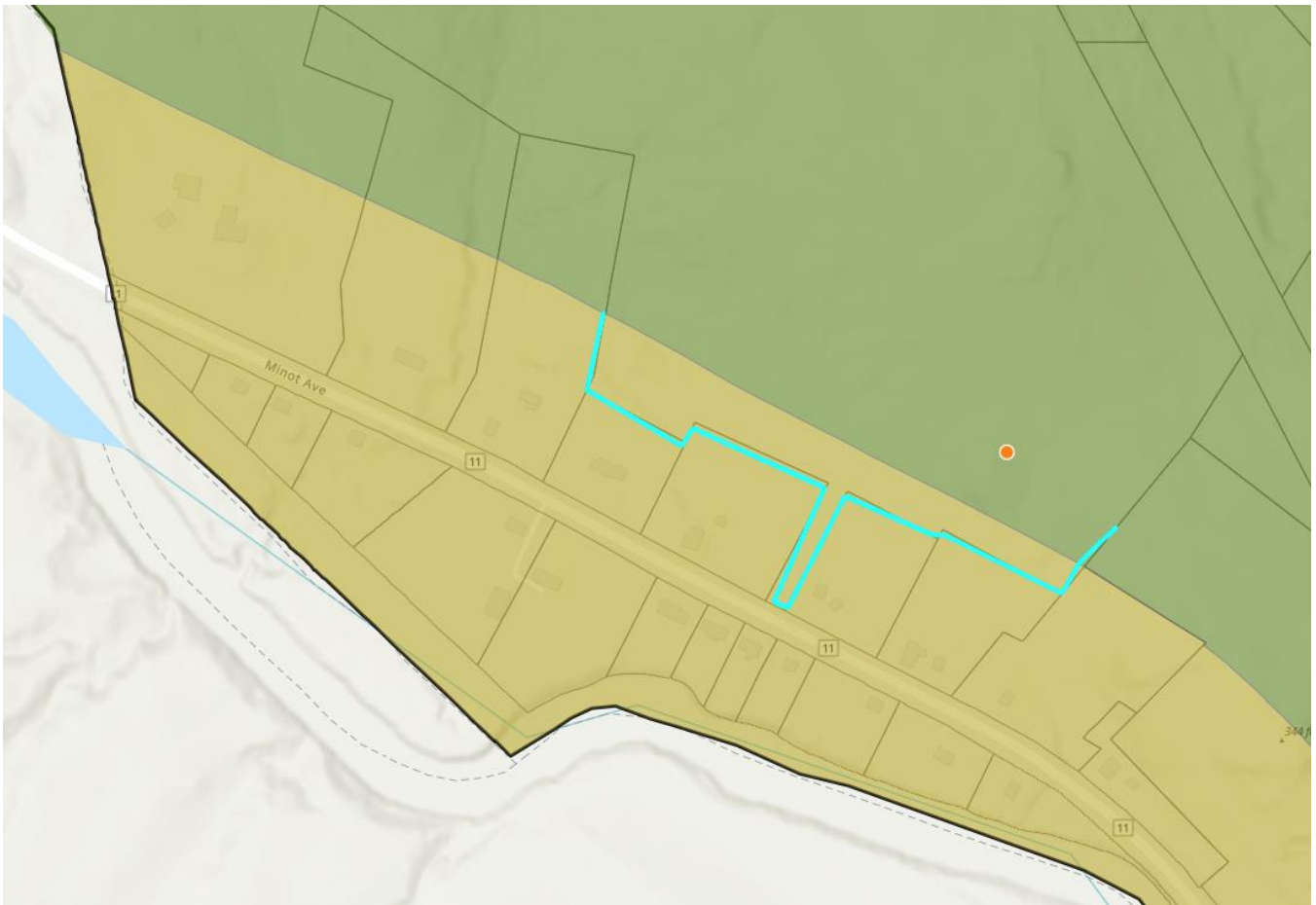
Edit: An edit is proposed to adjust the lot line for parcel 171-006, Witham Road, from be fully in the Compact Residential (yellow) land use category.



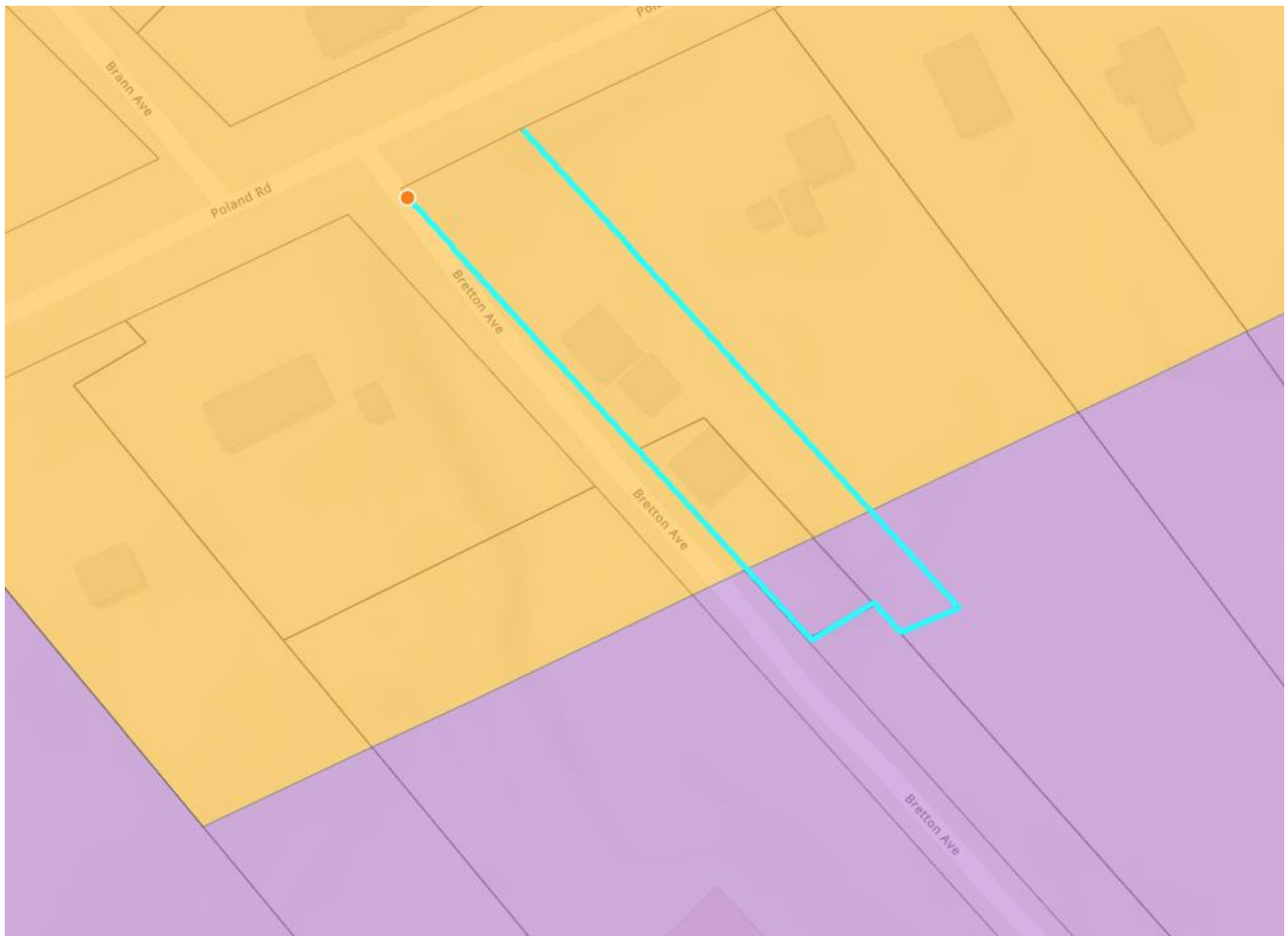
Edit: An edit is proposed to adjust the boundary line 680 West Auburn Rd and 29 Boothby St to be fully in the Residential Corridor land use category, and clean up the boundary at parcel 341-075, Perkins Ridge Rd, to remove the small Residential Corridor area where the Drinking Water Protection and Ag borders meet.



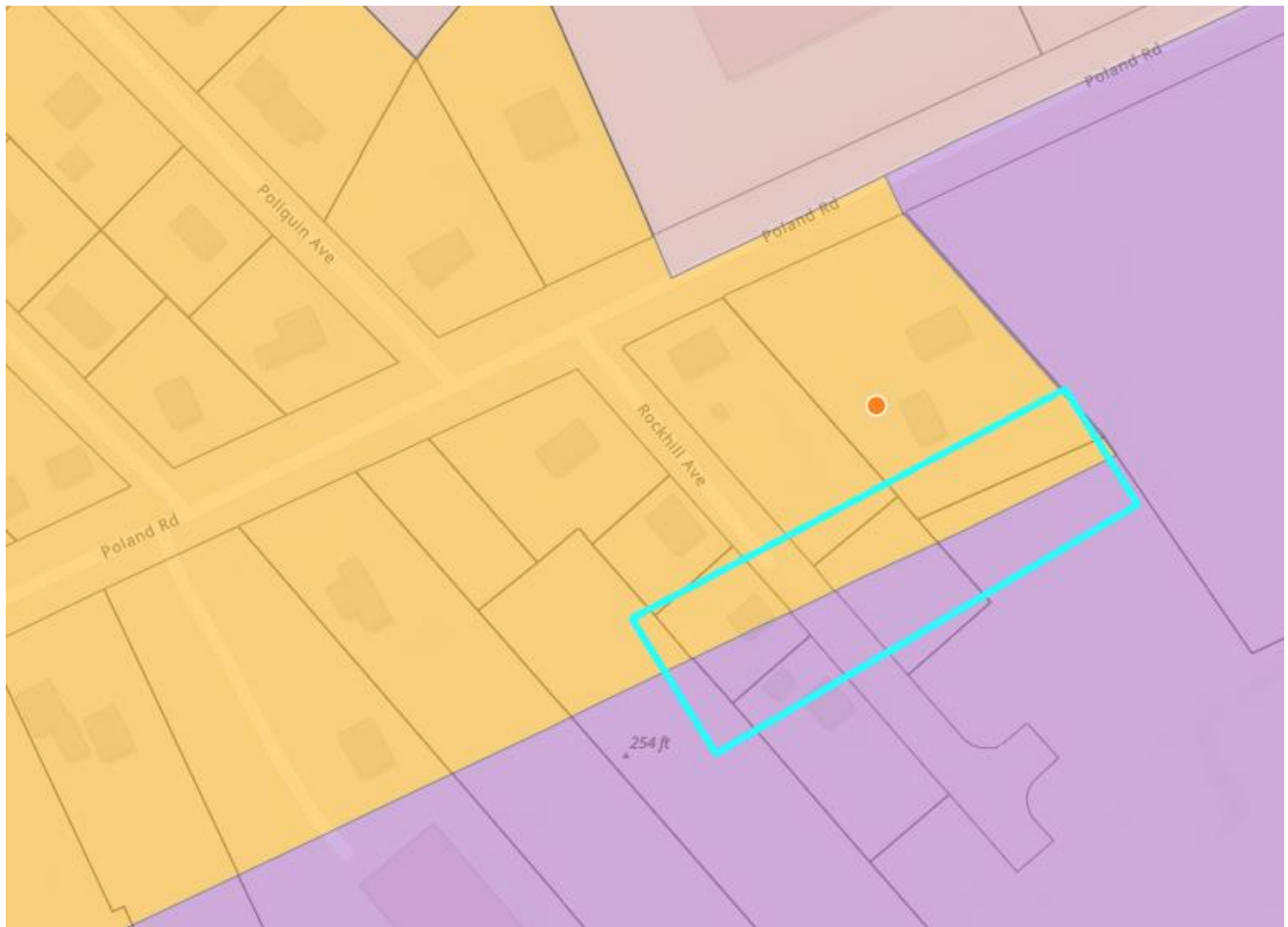
Edit: An edit is proposed to adjust the boundary line at 1520 and 1490 Perkins Ridge Road to be fully in the Residential Corridor land use category (yellow).



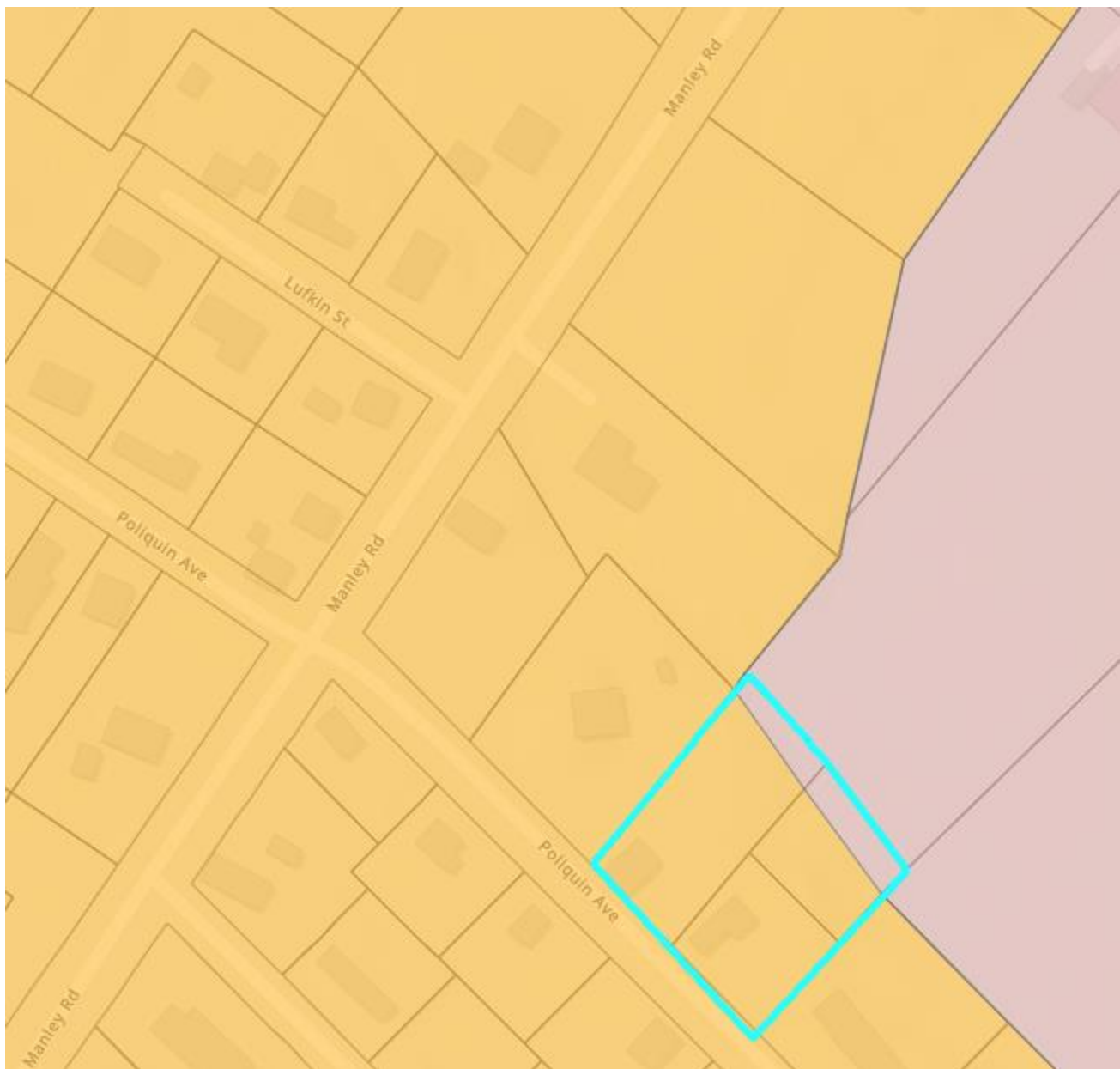
Edit: An edit is proposed to adjust the boundary for 1871 Minot Ave to be fully in the Ag land use category (green).



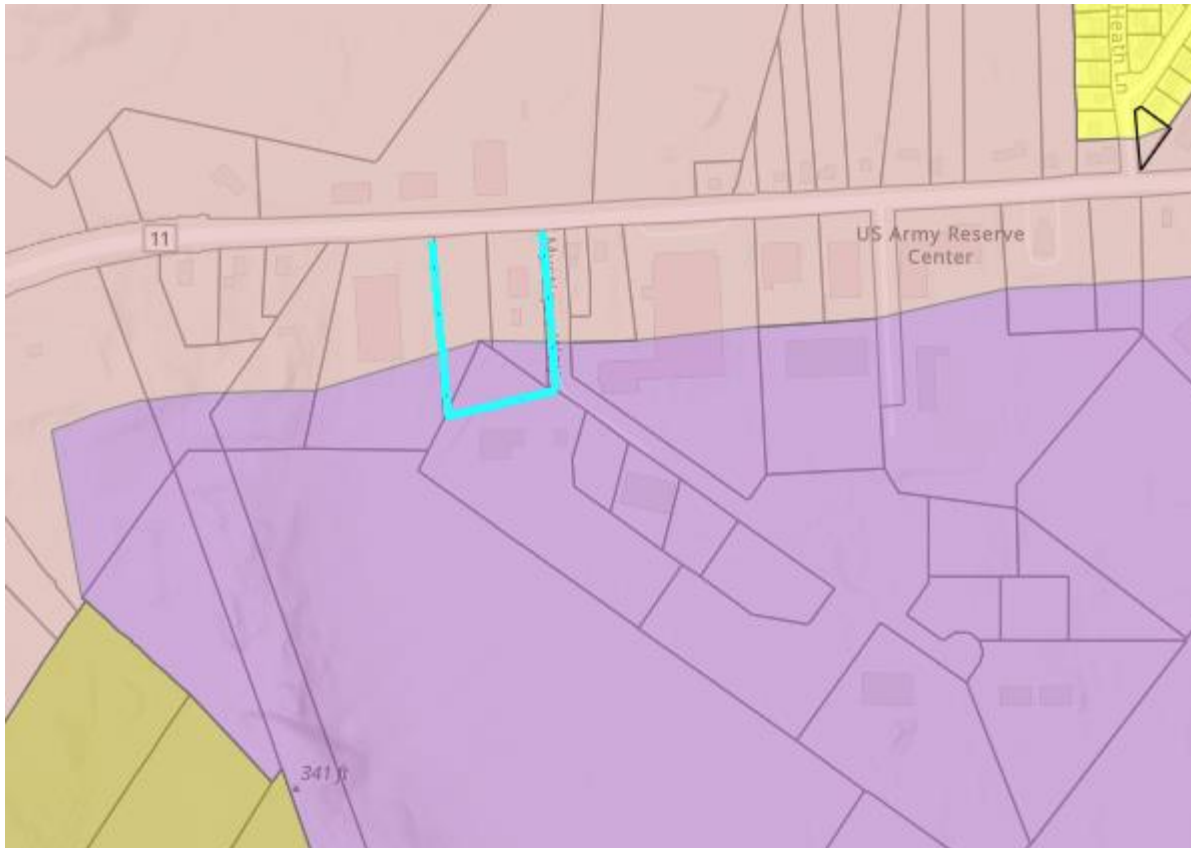
Edit: An edit is proposed to adjust the boundary at 10 and 20 Bretton Ave and to be fully in the Mixed Use Neighborhood (orange) land use category.



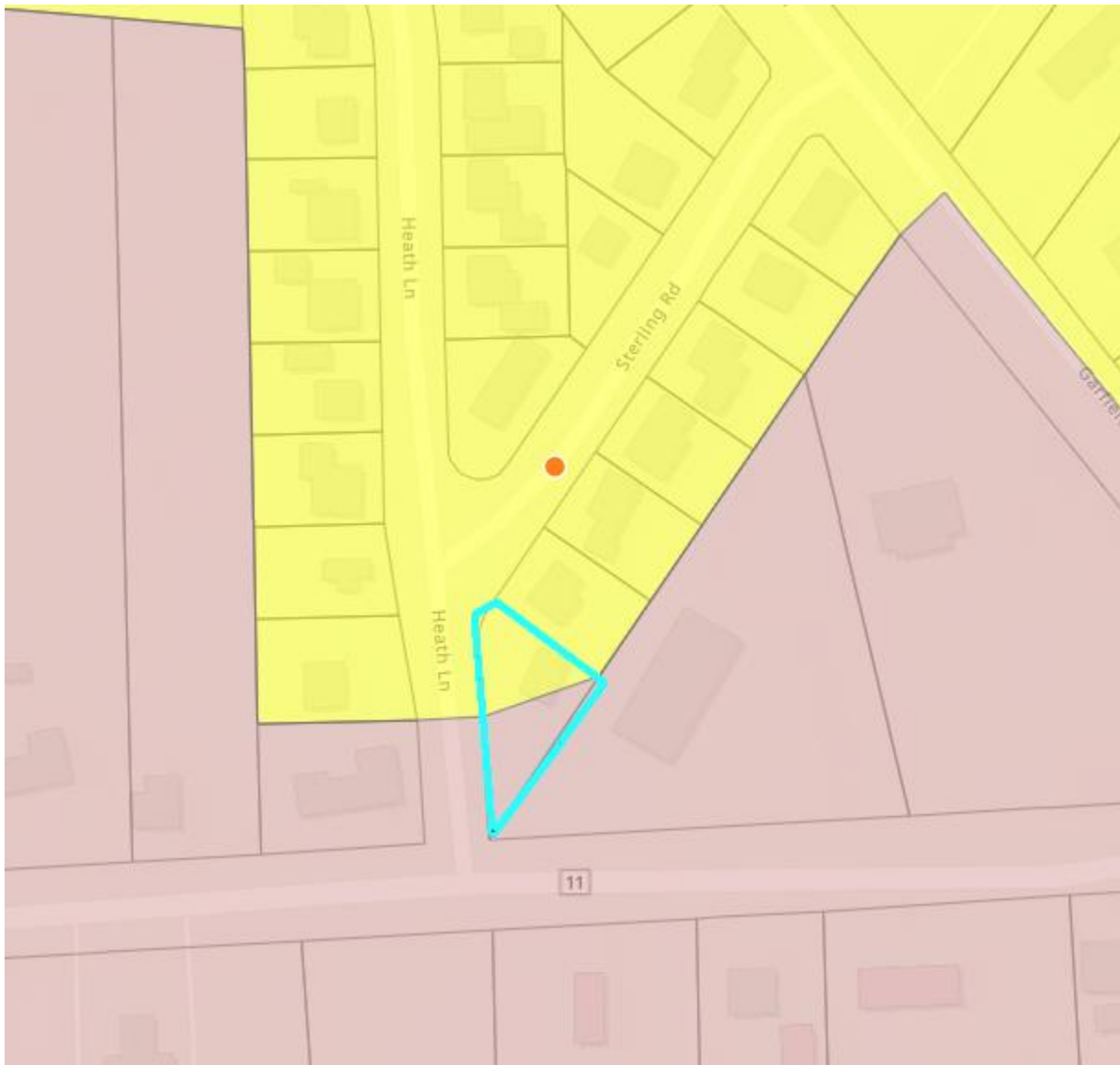
Edit: An edit is proposed to adjust the boundaries of 19 Rockhill Ave to be fully in the Mixed Use Neighborhood (orange) land use category and parcel 188-108 and 494 Poland Road to be fully industrial (purple).



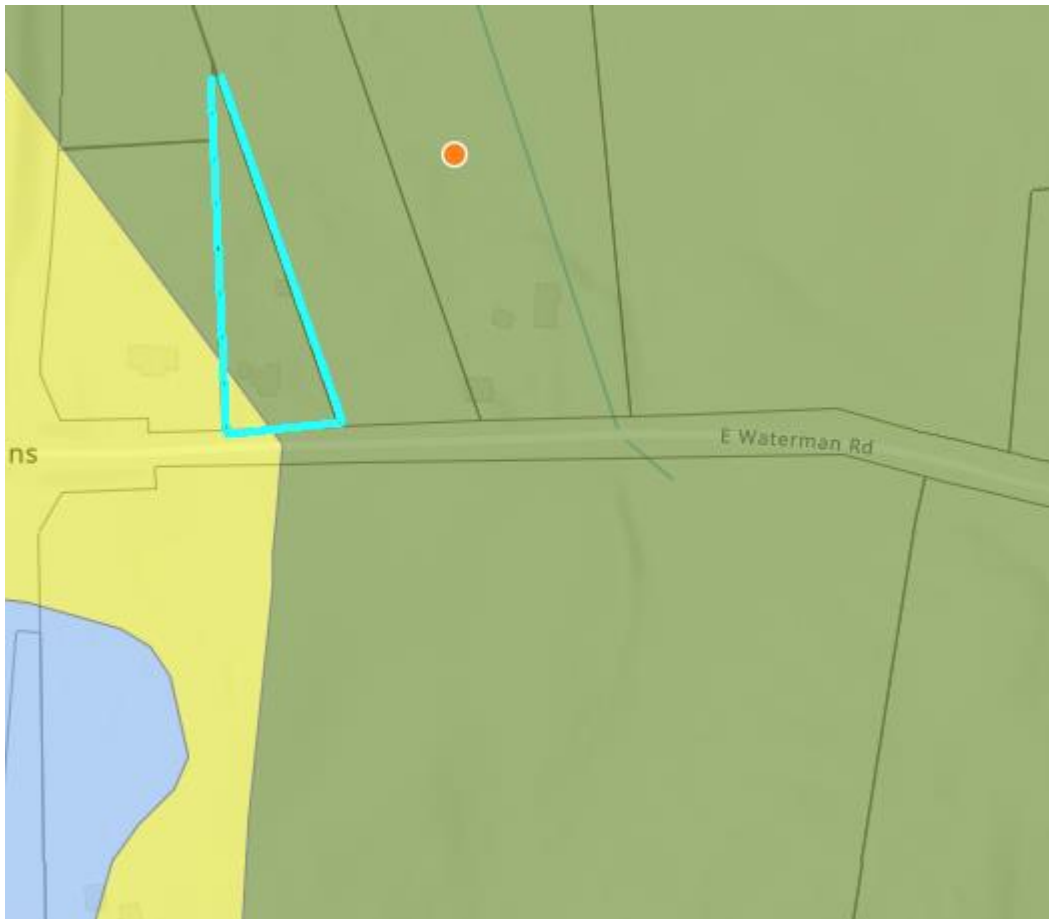
Edit: An edit is proposed to adjust the boundary of 360 Rodman Road to be fully in the Mixed Use Corridor (pink) land use category and 83 Poliquin Ave to be fully mixed-use neighborhood



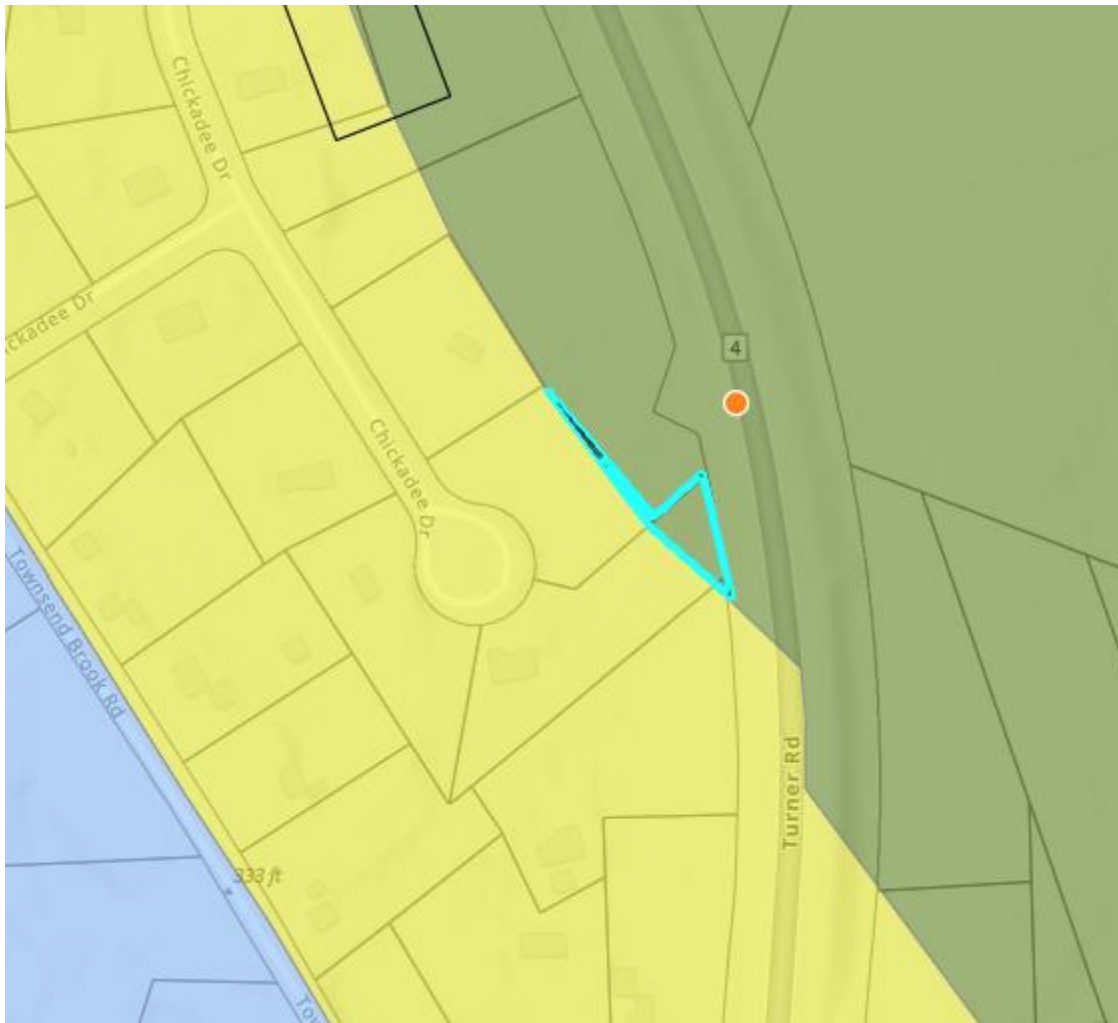
Edit: An edit is proposed to adjust the boundary line at 1184 and 1164 Minot Avenue to be fully in the Mixed Use Corridor (pink) land use category.



Edit: An edit is proposed to adjust the boundary line of 9 Heath Lane to be fully Compact Residential (yellow).



Edit: An edit is proposed to adjust the boundary line at 24 E. Waterman Rd. to be fully in the Ag land use category (green).



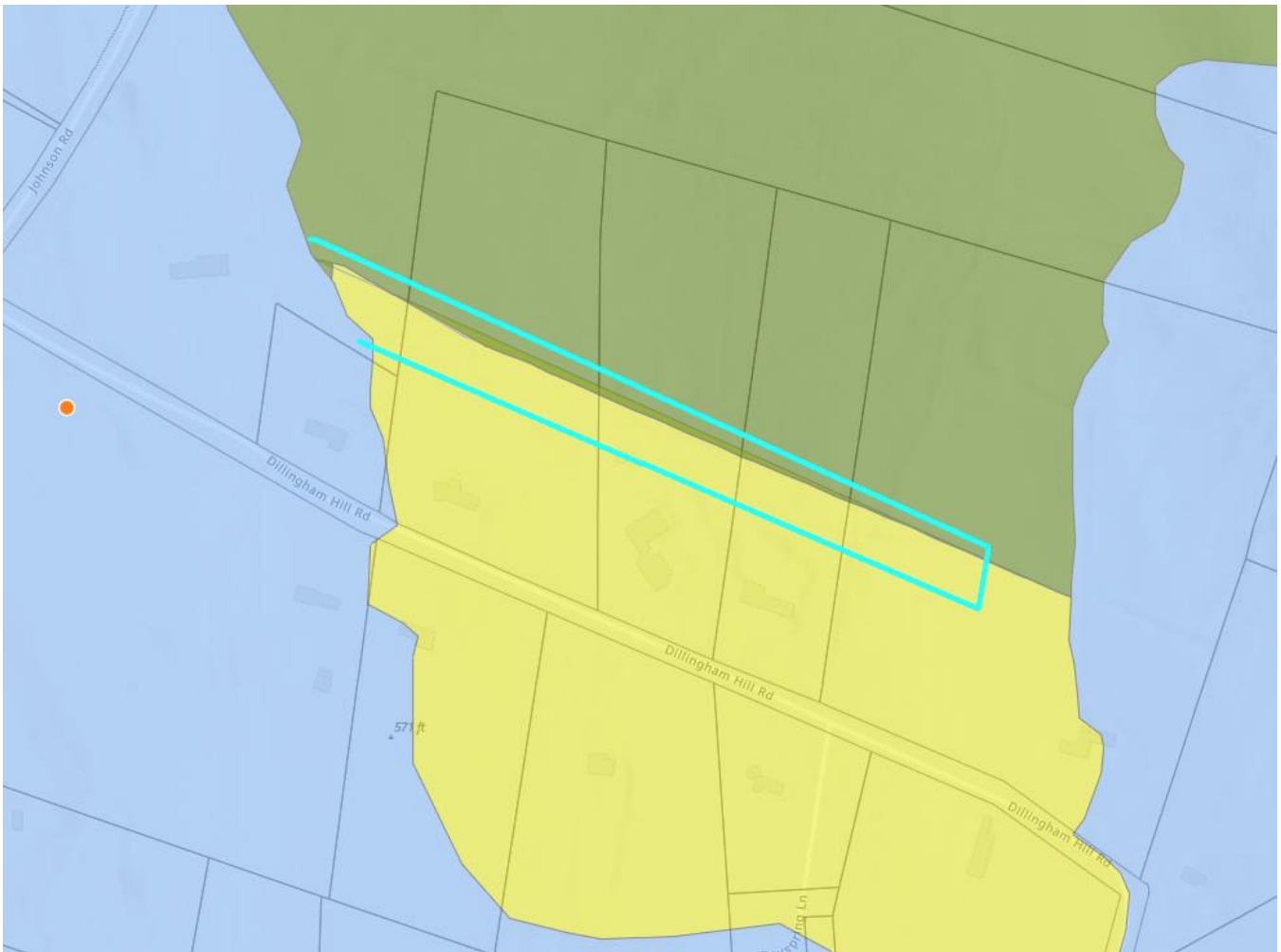
Edit: An edit is proposed to adjust the boundary line at 28 Chickadee Dr. to be fully in the Ag land use category (green).



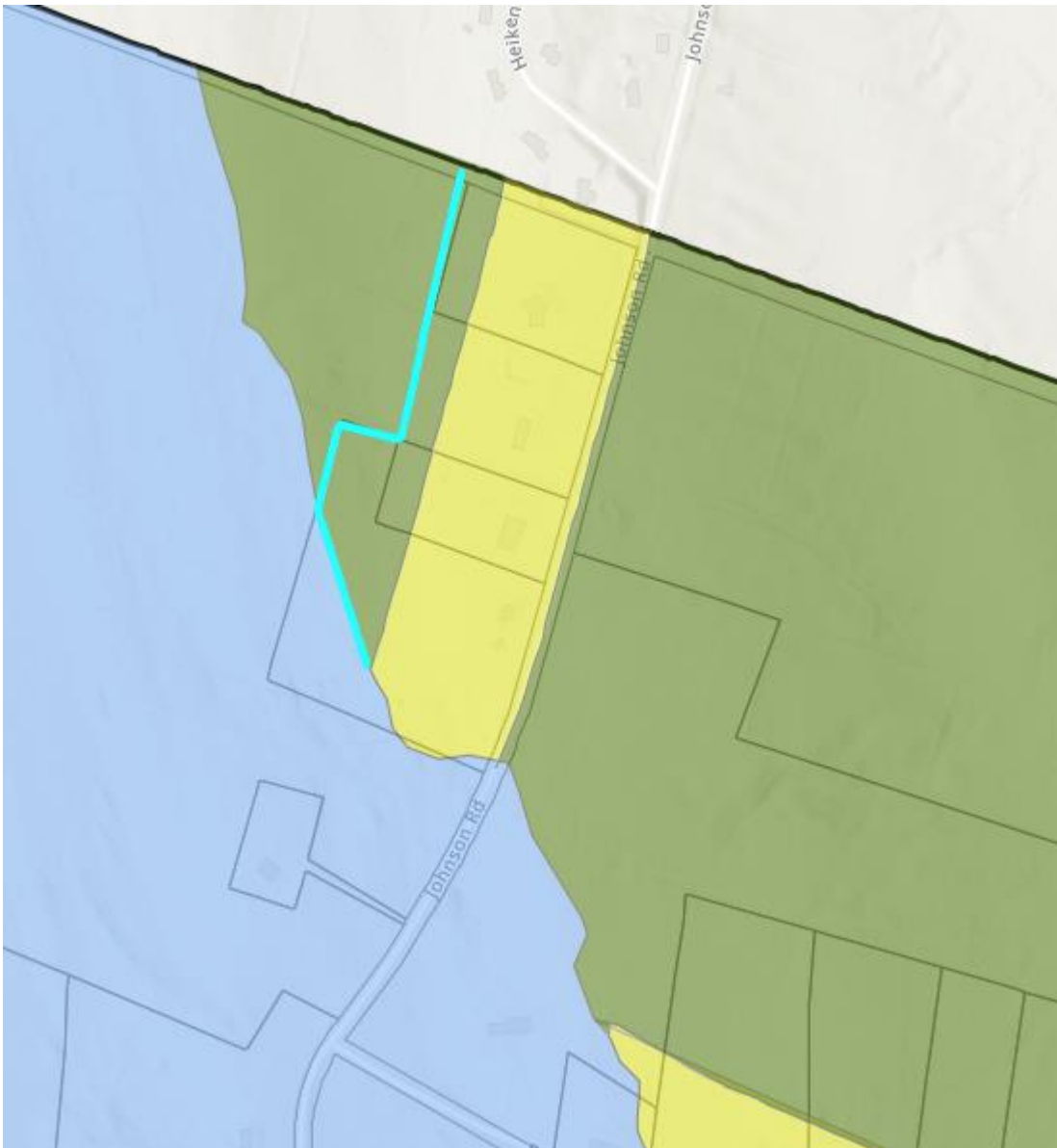
Edit: An edit is proposed to adjust the boundary line at 73 Chickadee Dr. to be fully in the compact residential (yellow).



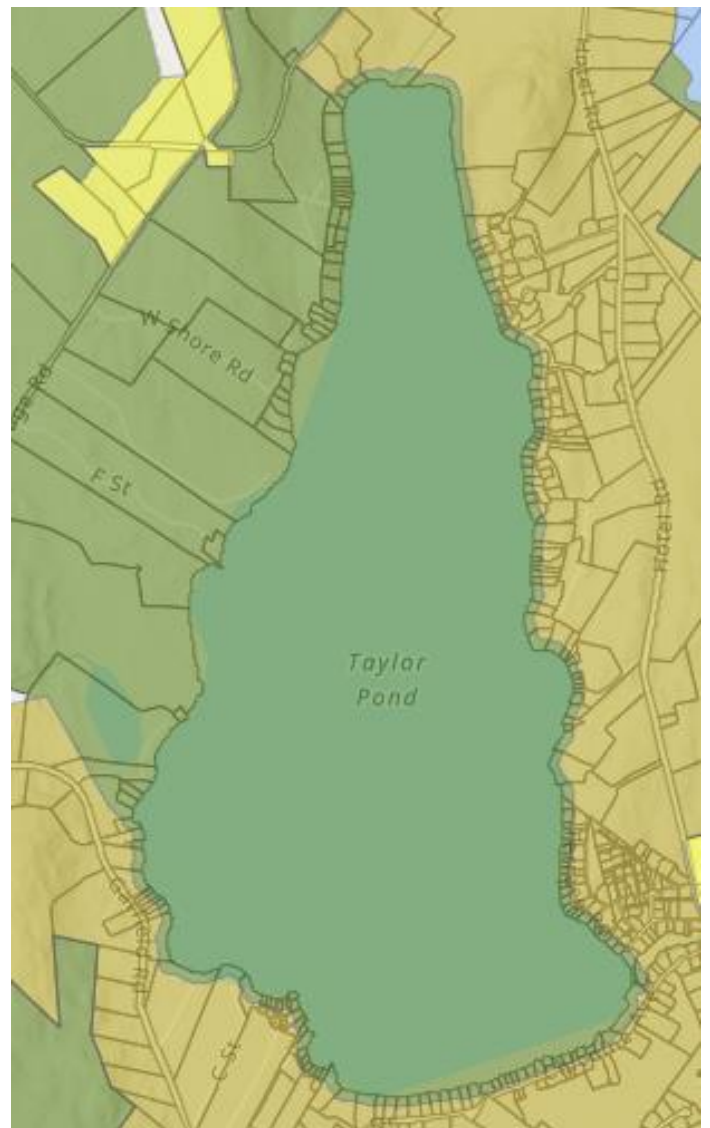
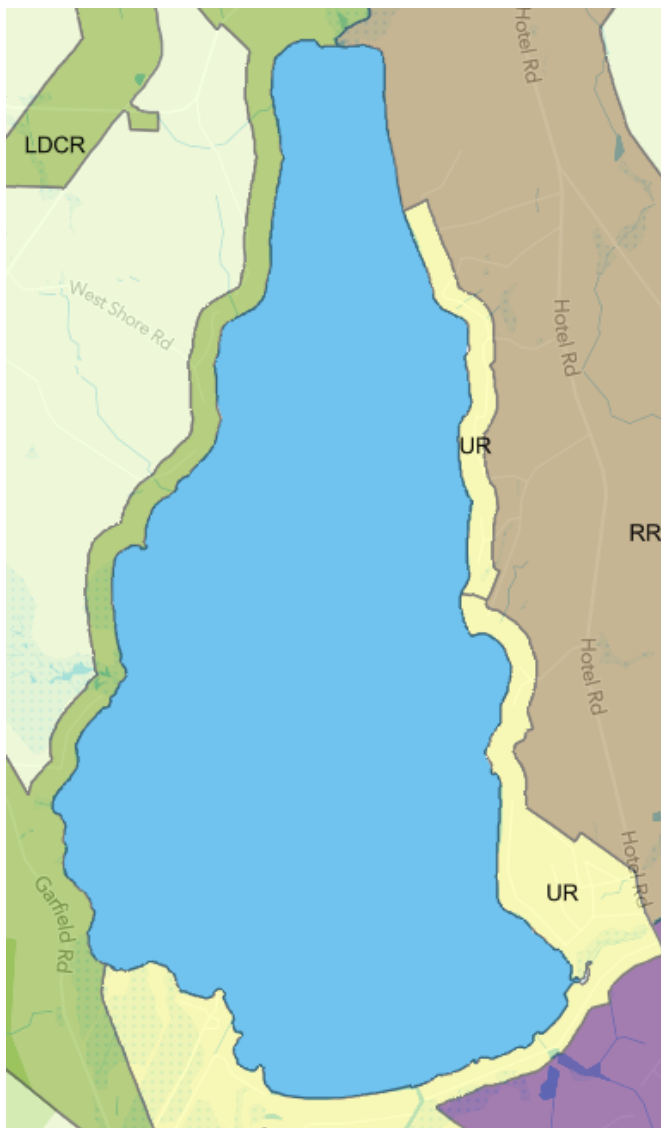
Edit: An edit is proposed to adjust the boundary line at 3250 Turner Rd. to be fully in the Residential Corridor (Yellow) land use category.



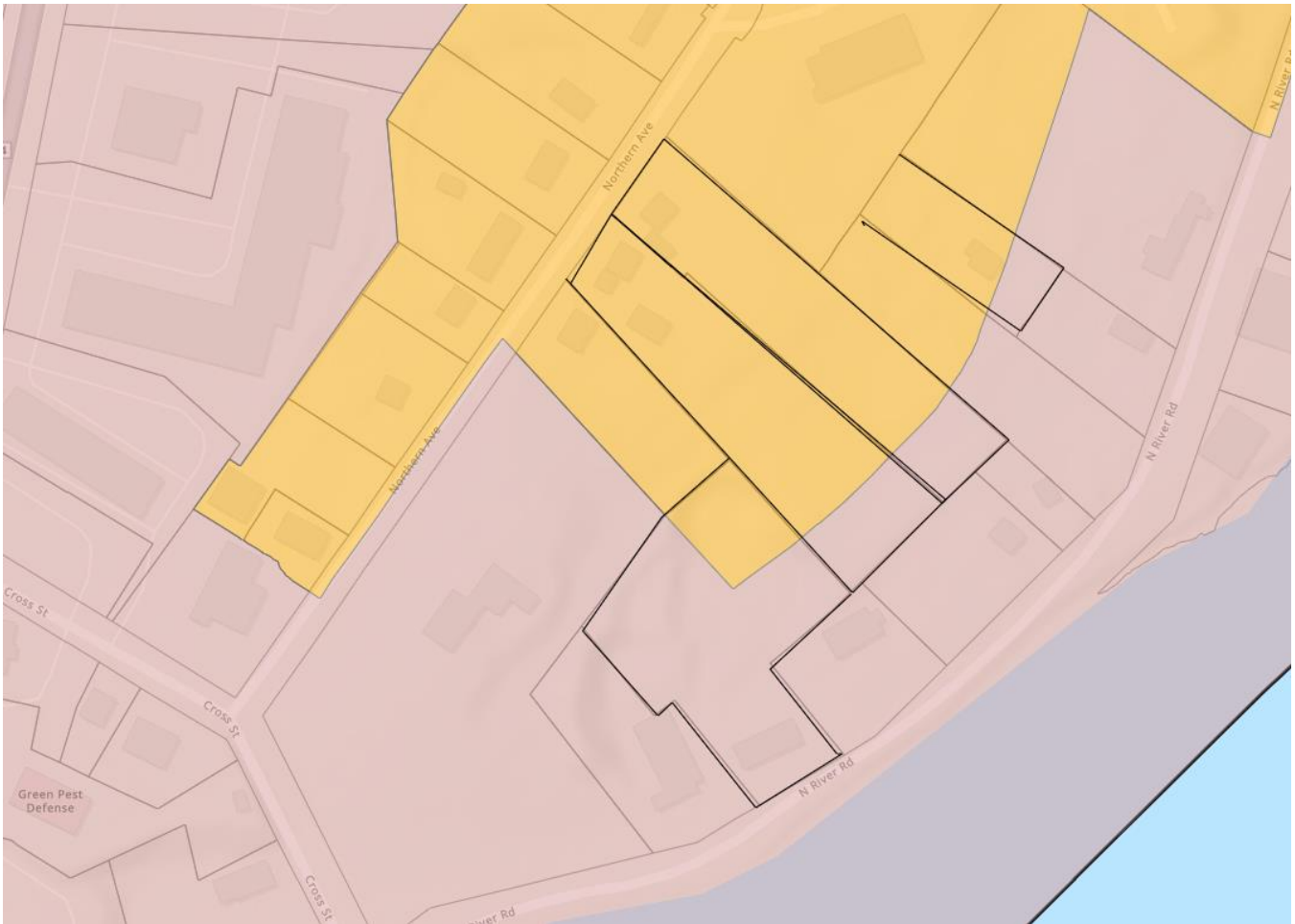
Edit: An edit is proposed to adjust the boundary across 205 to 85 Dillingham Hill Rd. to be fully in the Residential Corridor land use category (yellow).



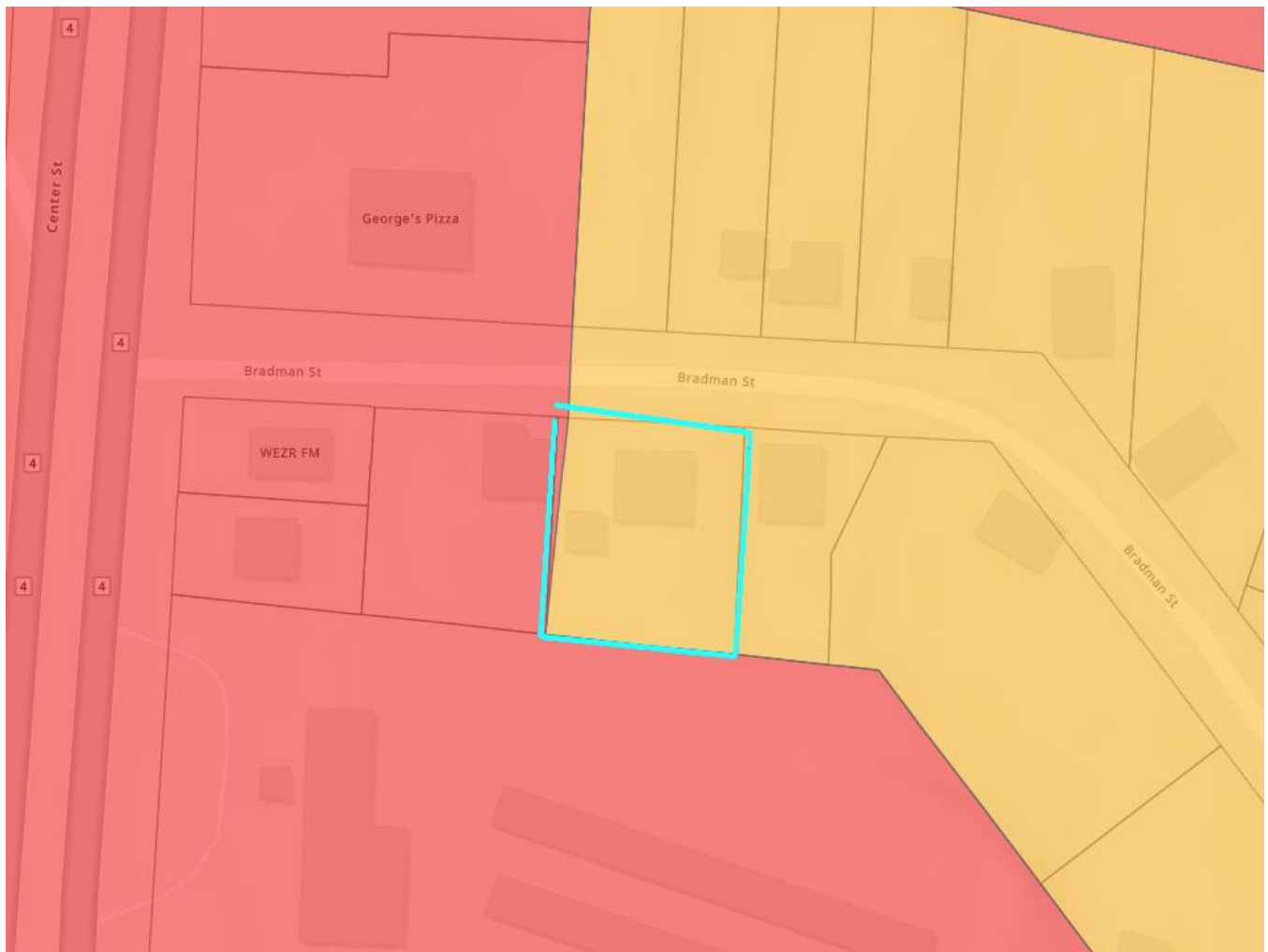
Edit: An edit is proposed to adjust the boundary line between 494 to 576 Johnson Rd. to be fully in the Residential Corridor land use category (yellow).



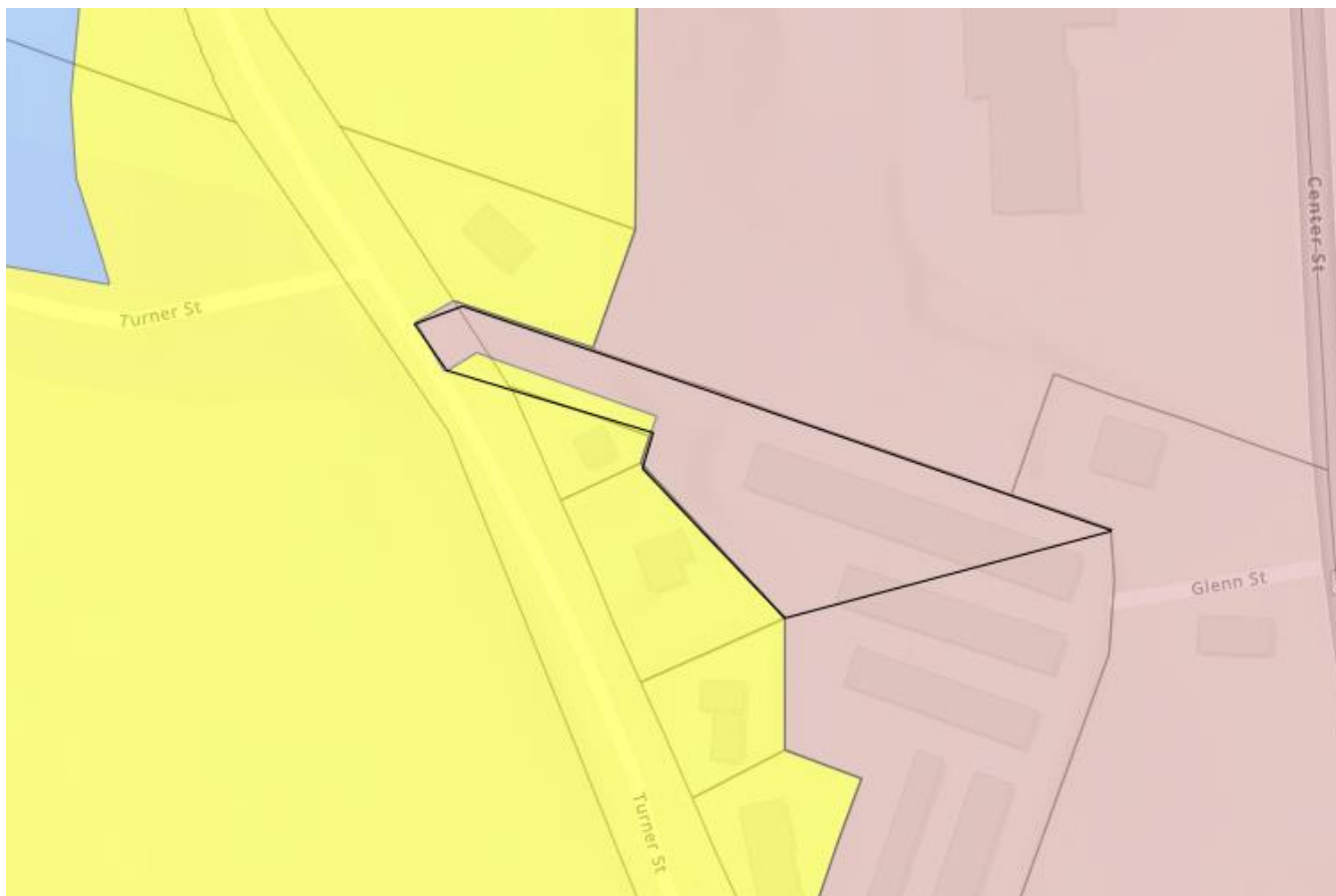
Edit: An edit is proposed to adjust the boundary line of the Neighborhood Transition land use category (tan, right), to follow the Low Density Country Residential boundary (green, left) and small parcel boundaries on the west side of Taylor Pond, and adjust the growth area to moderate growth from low growth.



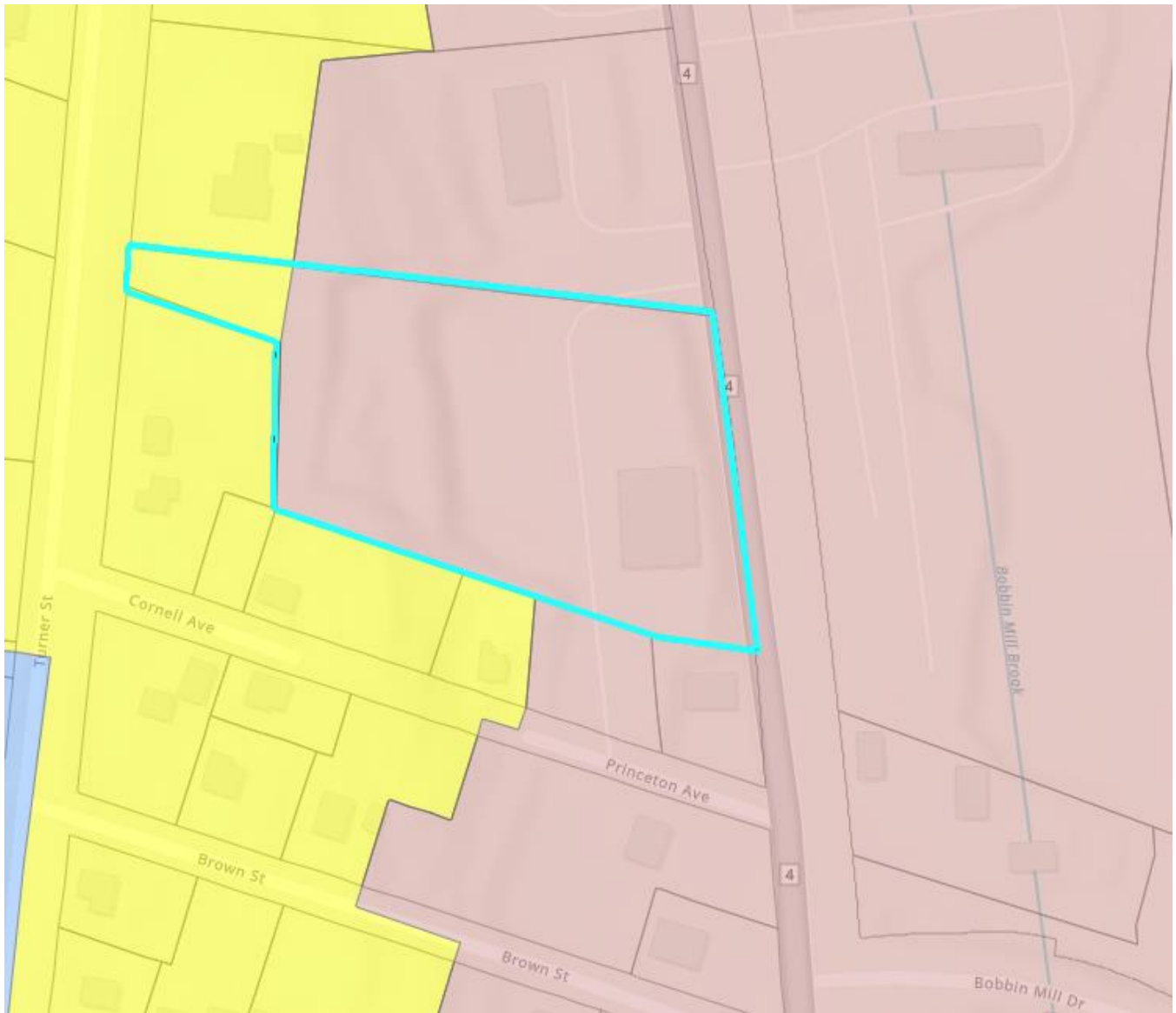
Edit: An edit is proposed to adjust the boundary line at 156 N. River Road to be fully in the Mixed Use Corridor (pink) land use category, and 63 and 55 Northern Ave and 206 N. River Road to be Mixed Use Corridor (orange) land use category.



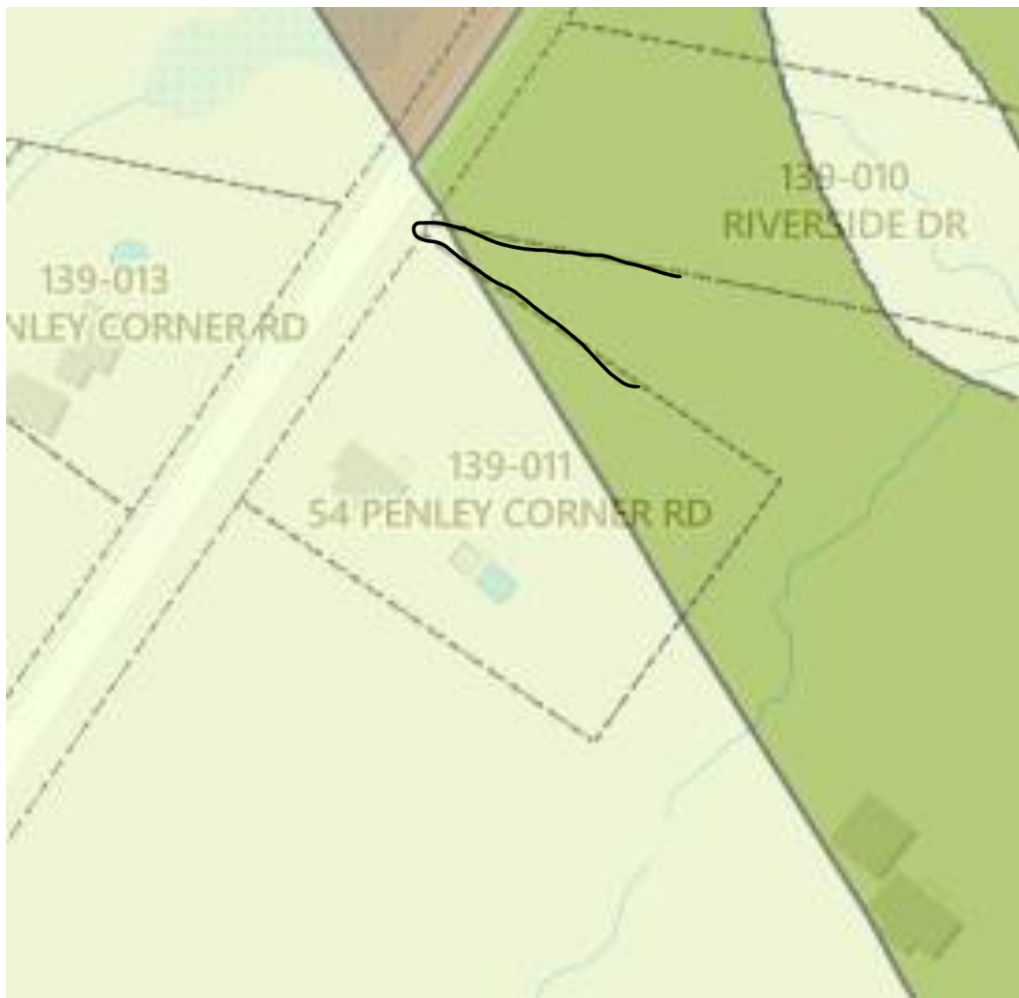
Edit: An edit is proposed to adjust the boundary line at 220 Bradman St. to be fully in the Mixed Use Corridor (orange) land use category.



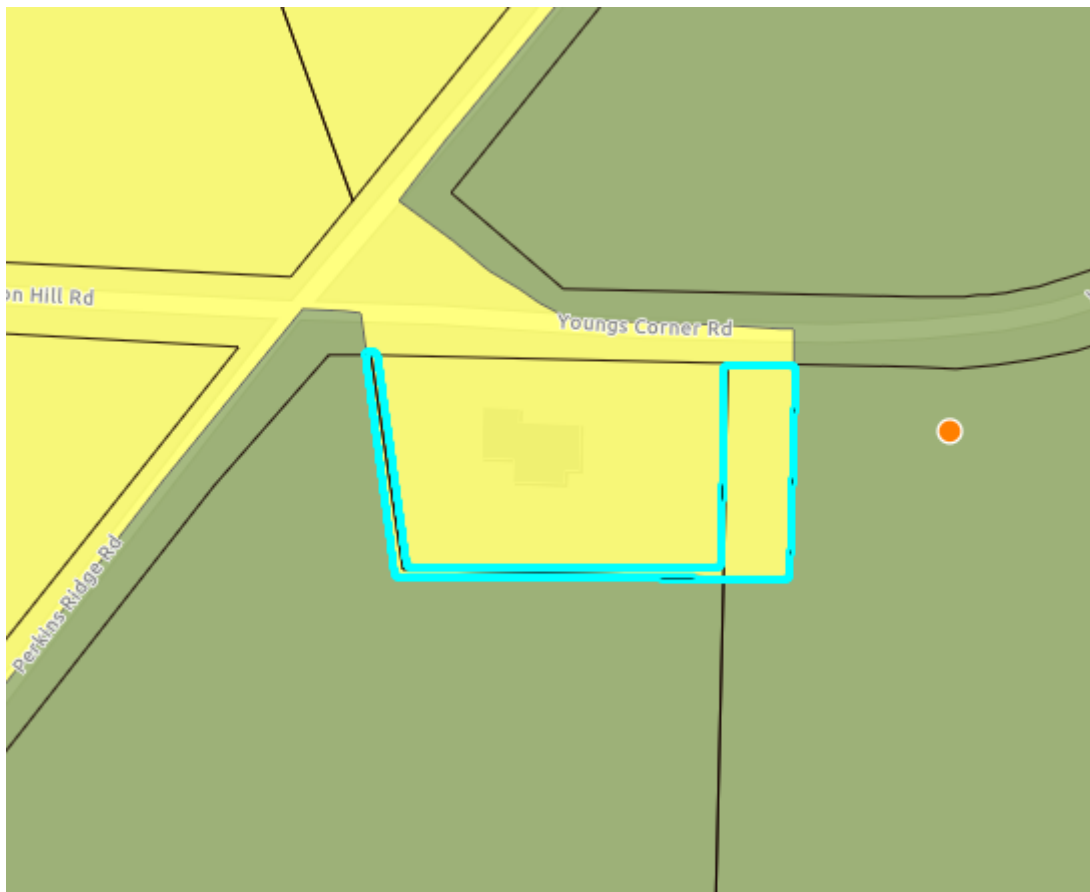
Edit: An edit is proposed to adjust the boundary line at 878 Center St. to be full in the Mixed Use Corridor land use category (pink).



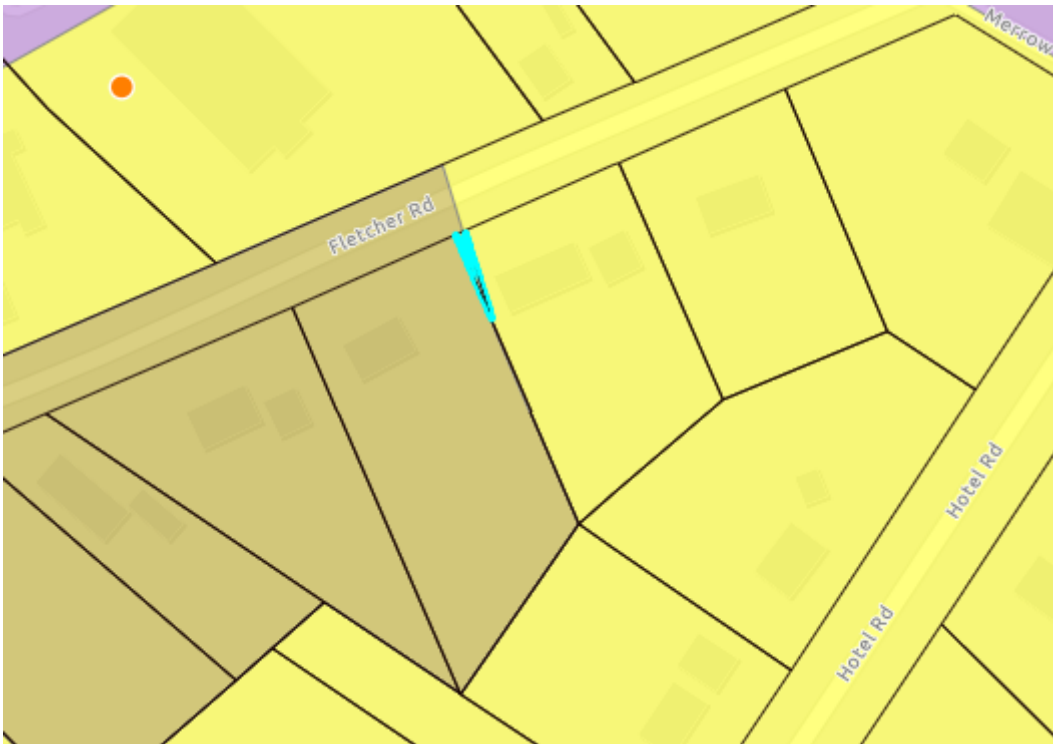
Edit: An edit is proposed to adjust the boundary line at 1090 Center Street to be fully in the Mixed Use Corridor (pink) land use category.



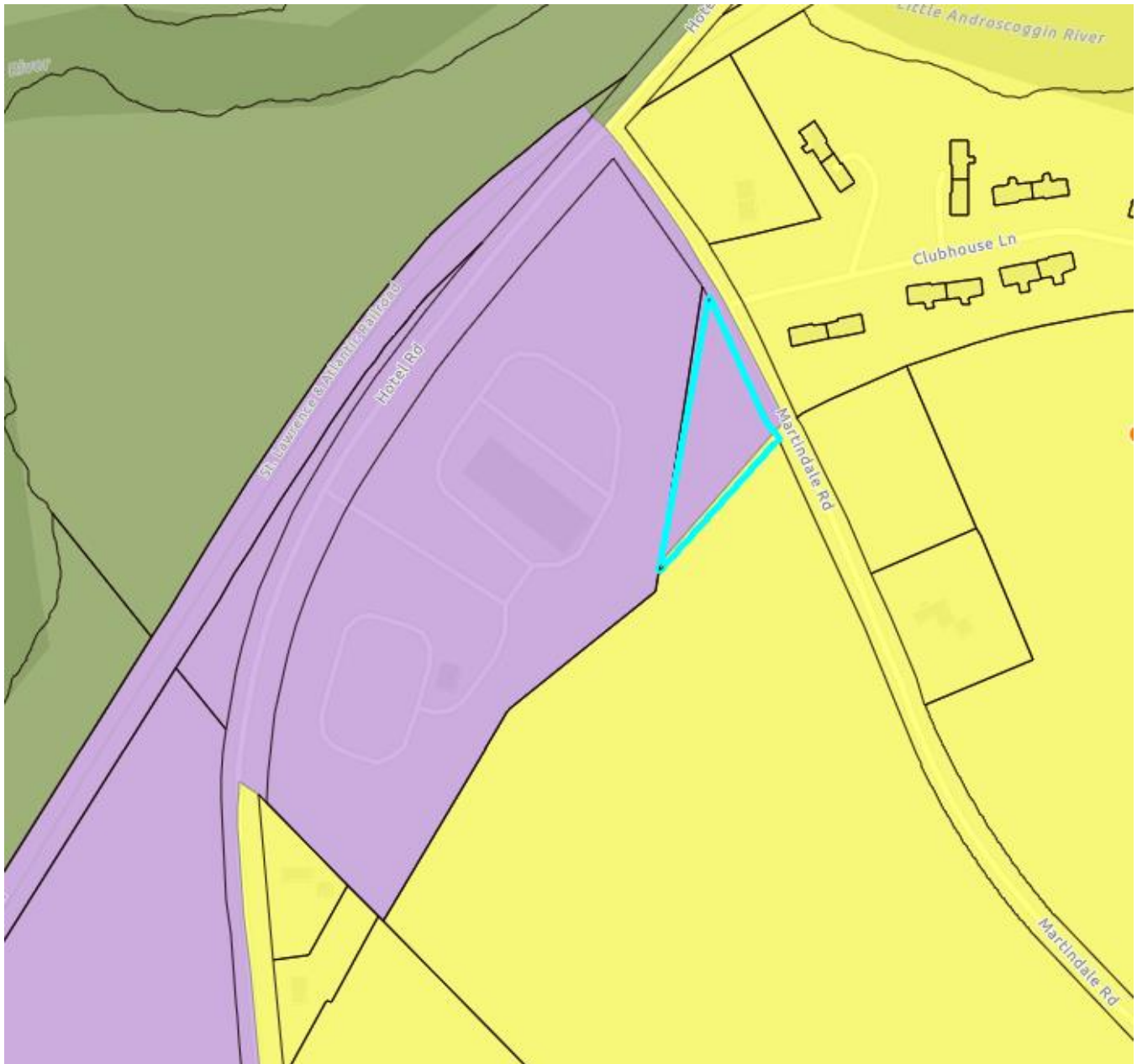
Edit: An edit is proposed to adjust the boundary line at 54 Penley Corner Rd. to be fully in the Residential Corridor (tan/yellow) land use category, and the corner of 68 Penley Corner Rd. to be Ag (green).



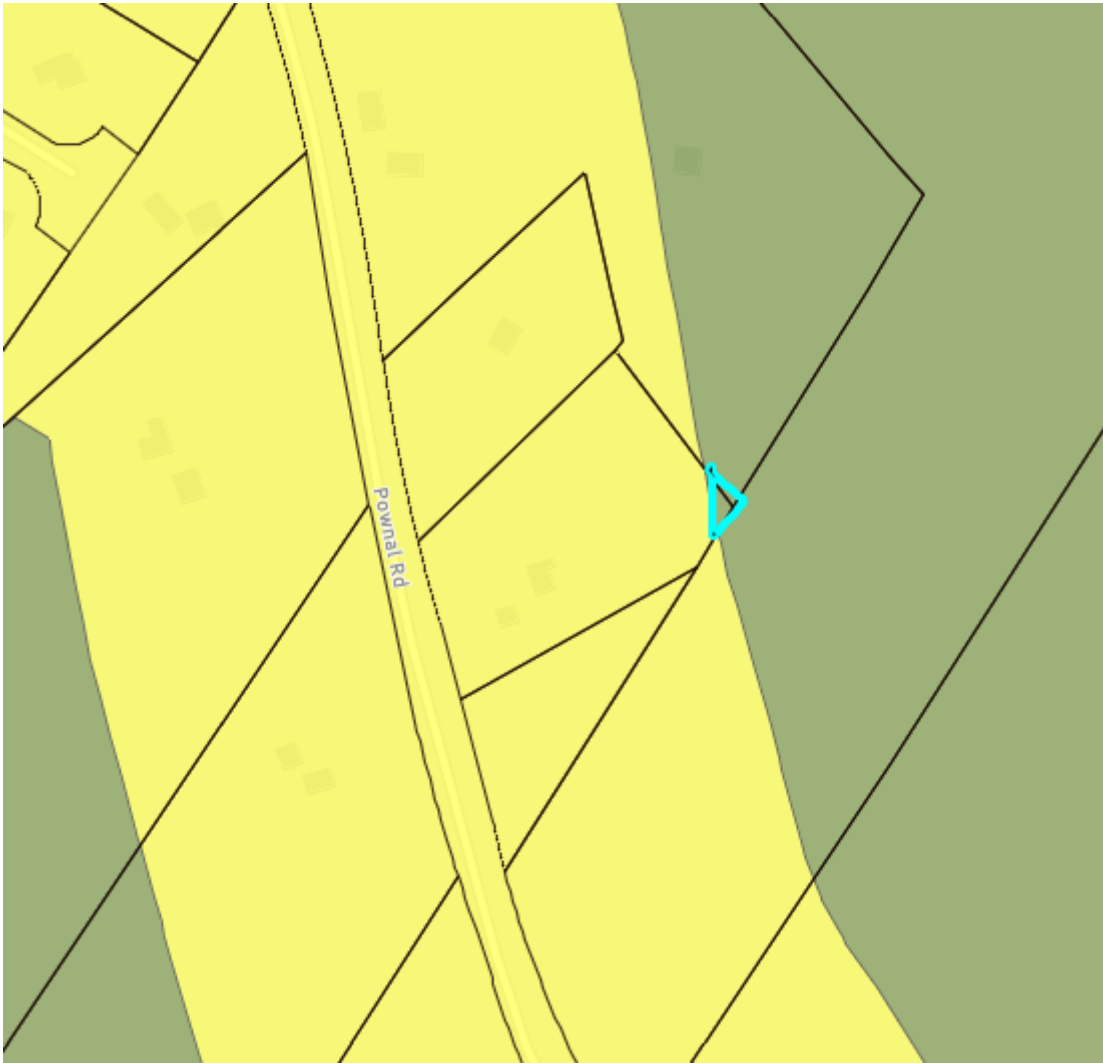
Edit: An edit is proposed to adjust the boundary line at parcel 275-028 on Youngs Corner Road to be fully Ag (green).



Edit: An edit is proposed to adjust the boundary line at 40 Fletcher Rd. to be fully Compact Residential (yellow).



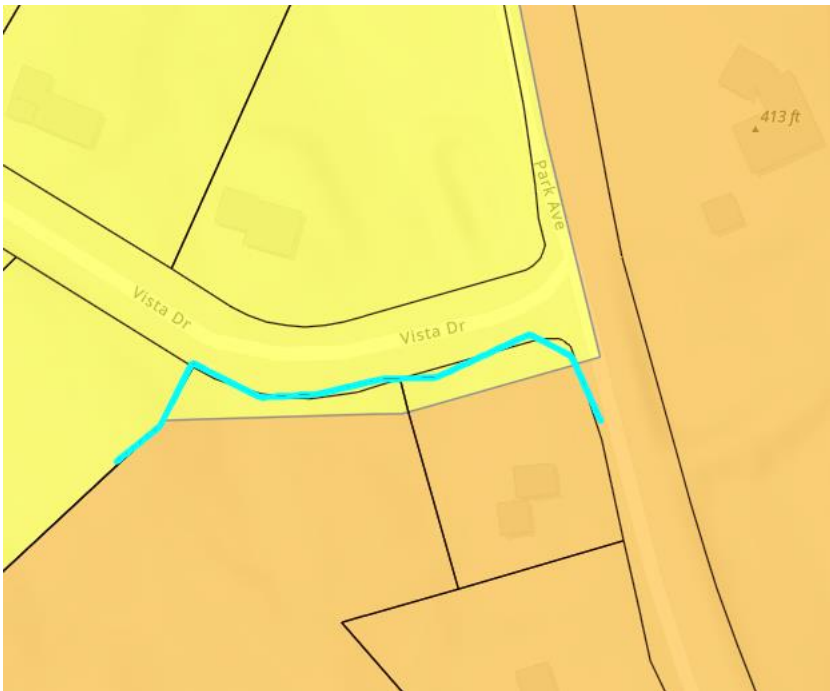
Edit: An edit is proposed to adjust the boundary line at parcel 168-006-001 on Martindale Rd. to be fully Residential Corridor (yellow).



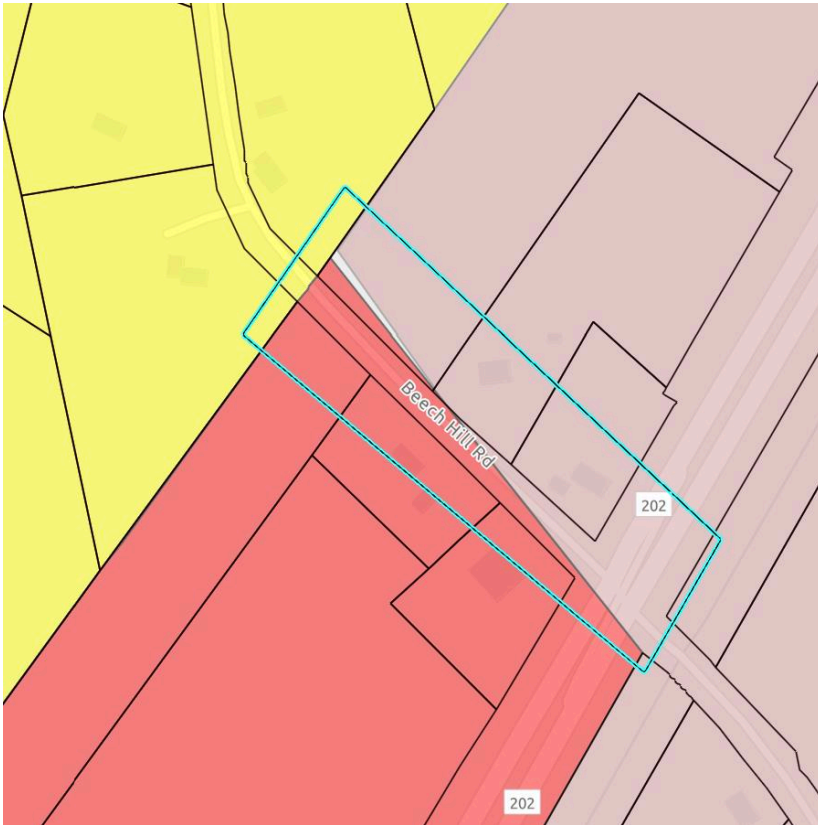
Edit: An edit is proposed to adjust the boundary line at 1362 Pownal Road to be fully in the Residential Corridor land use category (yellow).



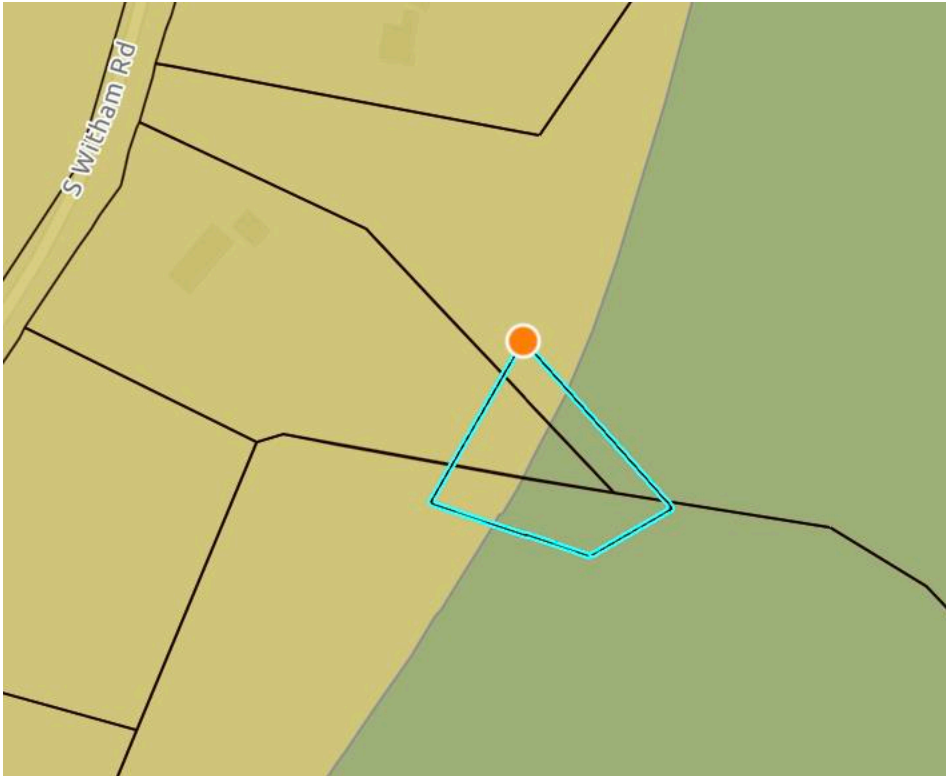
Edit: An edit is proposed to adjust the boundary line at 55 and 48 Hatfield Road to be fully in the Residential Corridor land use category (yellow).



Edit: An edit is proposed to adjust the boundary line at 56 Park Ave. and 491 Court Street to be fully in the Mixed Use Neighborhood land use category (orange).



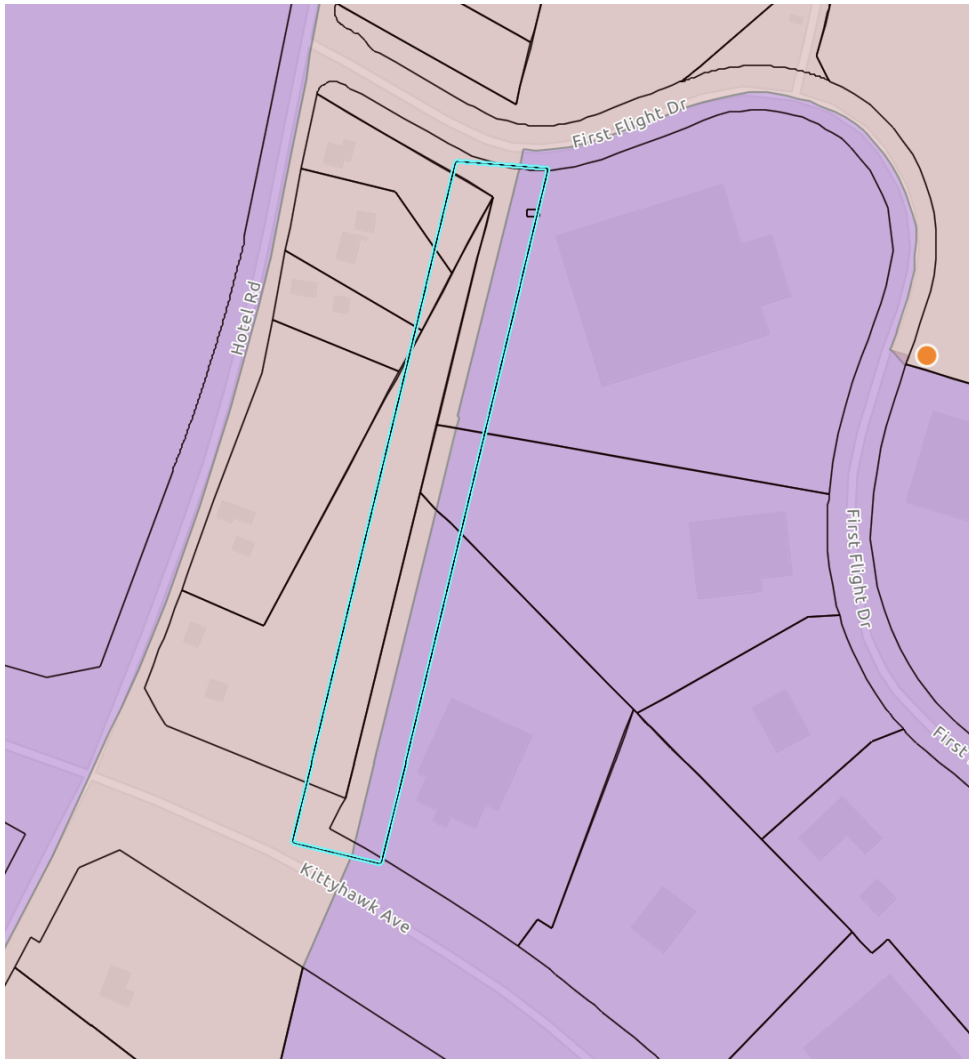
Edit: Adjust the high density core boundary to follow the middle of Beech Hill Road. Make 134-004 mixed-use corridor.



Edit Make both neighborhood transition parcels fully neighborhood transition.



Edit: Make the highlighted residential corridor (yellow/light green) into Ag / low growth for parcel 413-010



Edit: Make the edge of the three (majority industrial) parcels currently in mixed use corridor (grey) to industrial (purple)



Edit: make parcel 098-003 completely ag (green).