



Agenda - Joint Public Hearing
Comprehensive Plan Committee & Planning Board
October 14th, 2026, at 6:00 PM
Council Chambers, Second Floor, Auburn Hall

- 1. ROLL CALL:** Committee members, Planning Board members, and staff
- 2. PUBLIC COMMENT**
- 3. NEXT MEETING:** October 28th, 2026 (Planning Board) and November 5th, 2026 (Comprehensive Plan Committee)
- 4. ADJOURNMENT**

City of Auburn, ME Comprehensive Plan

Draft Plan Feedback



Submitted On:

October 6, 2026

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1. Survey Questions

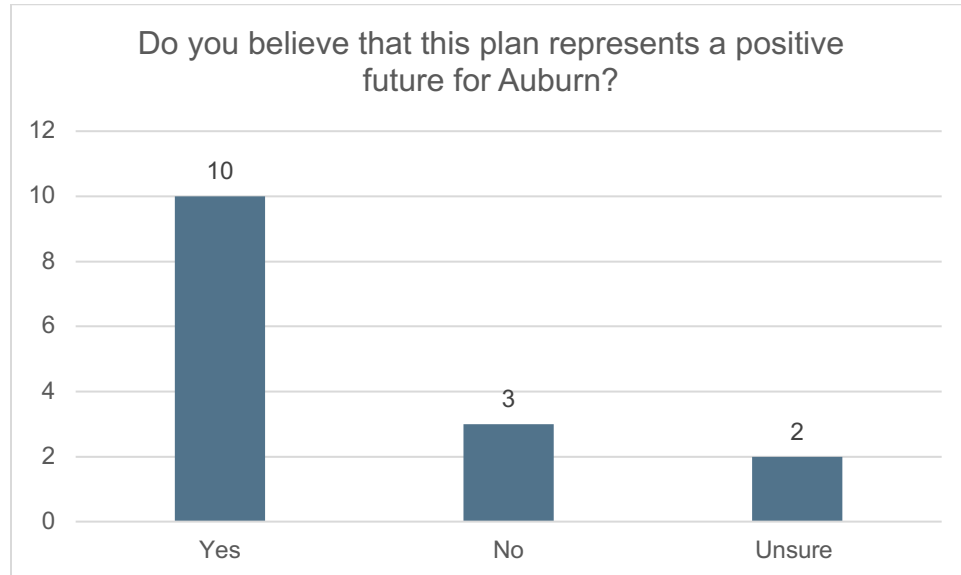
Below are the questions that were included in the survey.

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.
3. Is there something in this plan that is NOT there that you expected to be?
4. Which parts of the draft plan, if any, would you change?
5. Looking ahead 10 years, what would make you feel that this plan has been successful?

2. 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 its 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, 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.

No.	Which parts of the draft plan, if any, would you change?
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 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 create 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 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.
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 expanded LAP bus service to the north and south, including at the Portland Jetport. A beginning to implement the Washington St reimaged 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.

No.	Looking ahead 10 years, what would make you feel that this plan has been successful?
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

3. Email Comments

Public Comment #1

Hi Lauren,

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)

Public Comment #2

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

Figure 3.1: Poland Road Area



Public Comment #3

Hi Lauren!

My name is Eric Santos. I am a resident of Auburn and am spearheading the skatepark project in Moulton Park.

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/1loKK9BIJXoT4LxSYzjINdrxtOTaCaqnK/view?usp=drive_web

Figure 3.2: Clean Up Photo



Figure 3.3: Clean Up Photo



Figure 3.4: Clean Up Photo



Figure 3.5: Clean Up Photo



Figure 3.6: Clean Up Photo

