



Agenda

Comprehensive Planning Committee

March 24, 2026, at 6:00 - 9:00 PM

Council Chambers, Second Floor, Auburn Hall

- 1. ROLL CALL:** Committee members and staff
- 2. MINUTES:** March 19th, 2026
- 3. PUBLIC COMMENT**
- 4. FINALIZE DRAFT OF LAND USE CATEGORIES:** The Committee will finalize a draft of the land use categories.
- 5. CONFIRM COMMUNITY ENGAGEMENT PLAN:** BerryDunn will present the April community engagement plan for the Future Land Use map and Land Use Categories.
- 6. NEXT MEETING:** April 28th, 2026
- 7. ADJOURNMENT**



Comprehensive Planning Committee - DRAFT

March 19, 2026, at 6:00 - 9:00 PM

Council Chambers, Second Floor, Auburn Hall

1. ROLL CALL: Committee members and staff

Denis Bergeron, Riley Bergeron, Kelly Butler, John Cleveland, Beckie Conrad, Jane Costlow, Tim Cowan, Jeff Harmon, Paul Jacques, Bruce Rioux, Rex Rhodes, Dana Staples and Rick Whiting

Absent: Lauren Caffé (vacation), Mathieu Duvall and Bilal Hussein

Consultant Members Present from BerryDunn: Ali Tobey and Keri Ouellette

Staff members Present: Samantha Peikes (Planning Coordinator), Phil Crowell (City Manager) and Denis D'Auteuil (Assistant City Manager)

2. MINUTES: Minutes from February 24th, 2026

John Cleveland recommended a correction to the minutes, noting that Riley Bergeron should have been listed as absent at the previous meeting. Motion made by Tim Cowan, seconded by Dana Staples to approve the February 24, 2026 minutes, as amended: Vote: 13-0, Motion carries.

3. PUBLIC COMMENT

There was no public comment.

4. REVIEW THE GROWTH AREAS: BerryDunn will present the changes to the Future Land Use map made from the February meeting.

Ali Tobey gave a quick update on map changes. Several parcels were shifted between low, moderate, and high growth based on earlier discussions, boundaries were cleaned up, and the Lake Auburn watershed area was updated. The committee then reviewed the green and yellow hatched parcels near Lost Valley. After



discussing whether they should stay low-growth or become moderate-growth, the committee agreed they should remain in the Agricultural Resource Protection Zone.

The committee debated an isolated agricultural parcel near Old Danville Road and ultimately decided it should be reclassified as moderate growth to stay consistent with surrounding zones and city growth principles. Another nearby area will be reviewed later after more information is gathered from agricultural stakeholders.

5. LAND USE CATEGORIES: BerryDunn will present on draft land use categories based on Committee feedback. The Committee will discuss the land use categories within each growth area (low, moderate, high).

Ali Tobey introduced the high-, moderate-, and low-growth land-use categories, and the group began its discussion with the downtown area. Jeff Harmon recommended creating a new high-density category for Great Falls Plaza, the mall area, and Exit 75, noting these locations have greater redevelopment potential and can support taller, denser development. Other members agreed, supporting the idea of designating these three areas as higher-density nodes and refining their boundaries later.

The committee discussed the mixed-use corridors—Washington Street, Minot Avenue, and Center Street—acknowledging that although the plan calls for more walkability and mixed-use development, these roads function as major high-speed regional routes. Because the city doesn't control them and they carry essential traffic, redesign options are limited. The group agreed the challenge is balancing transportation needs with planning goals without pushing traffic into neighborhoods.

Mixed-use neighborhoods were reviewed, highlighting their blend of housing types and small businesses. Members discussed whether the denser New Auburn area should be distinguished from nearby neighborhoods. They agreed it might merit its own designation but chose not to make parcel-level decisions at this stage.

The group reviewed existing industrial land and discussed adding an airport overlay to protect airport operations. Transportation access was also emphasized. Members felt the city has enough industrial land for the next decade and noted that mixed use corridors could allow light manufacturing if needed.

Committee members agreed to split moderate-growth areas into residential transition zones that keep some rural character and corridor areas that function as typical moderate-density neighborhoods. Limited mixed use is acceptable in spots



like Lost Valley. The area between Stevens Mills and Taylor Pond is denser and may need different zoning, and overall the two areas may require separate zoning rules.

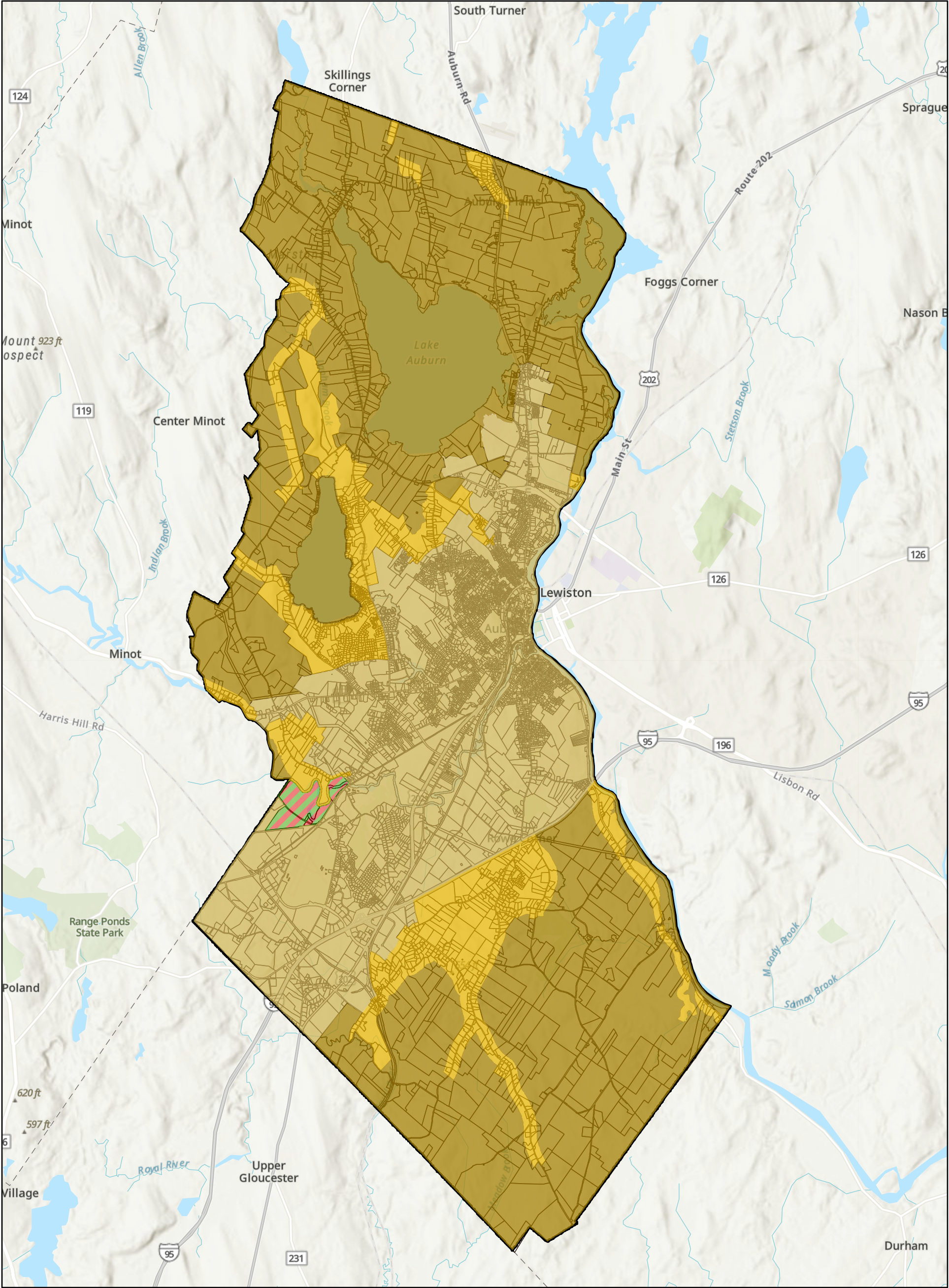
The group discussed how flexible the agricultural zone should be and whether farm-related businesses like wineries, flower farms, or farm-to-table operations could fit there in the future. Current zoning is very restrictive, so they agreed the land-use description should stay broad—allowing “agricultural uses and supporting businesses”—while leaving specific decisions to future zoning updates. They emphasized balancing flexibility with protection of farmland and drinking water.

6. NEXT MEETING: March 24th, 2026

7. ADJOURNMENT

The meeting adjourned at 8:05 pm.

Auburn Future Land Use Map Edits 032326



3/23/2026

- | | | | |
|--|------------------|---|---------------|
|  | High Growth Area |  | Undecided |
|  | Low Growth Area |  | City Boundary |
|  | Moderate Growth |  | Parcels |
- Area

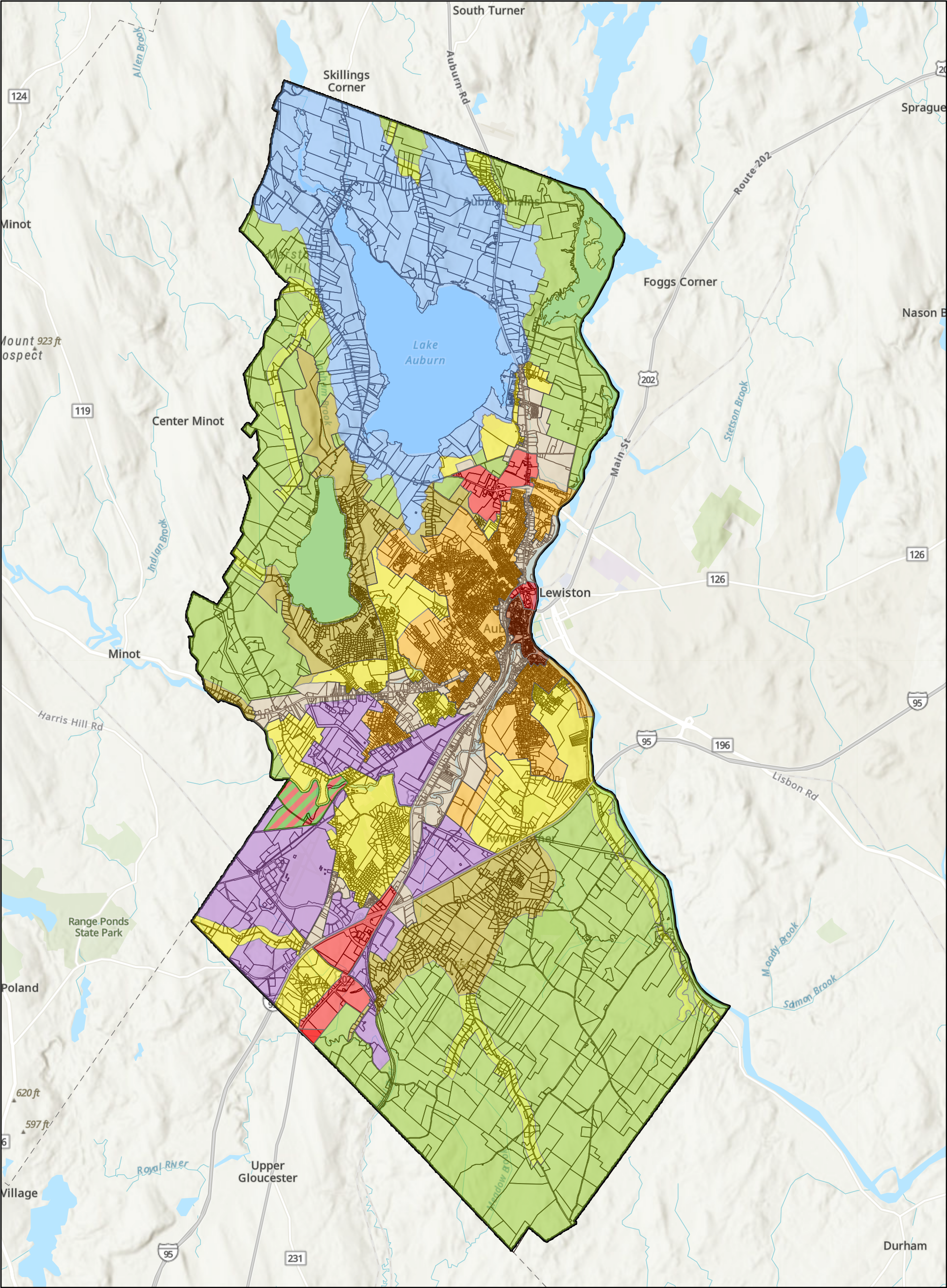
1:110,948

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
Esri, NASA, NGA, USGS

Auburn Updated Land Use Categories



3/23/2026

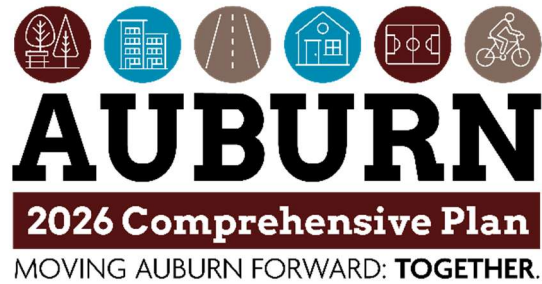
- | | | | |
|--|---|---|-------------------------|
|  | RedGreen |  | DrinkingWaterProtection |
|  | AgricultureForestryOpenSpaceandRecreation |  | Downtown |
|  | High Density Cores |  | MixedUseNeighborhood |
|  | ResidentialCorridor |  | Industrial |
|  | NeighborhoodTransition |  | City Boundary |
|  | CompactResidential |  | Parcels |
|  | MixedUseCorridor | | |

1:110,948

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community
Esri, NASA, NGA, USGS



Auburn Comprehensive Plan

Draft Land Use Categories

Introduction

Land use categories describe the different kinds of places that exist – or could exist – in a community based on how land is used, the types of buildings, and how people live, recreate, and get around in different areas.

Land use categories include a mix of characteristics like:

1. The types of homes in a category (e.g., single family, townhomes, apartments) and broad scale and spacing
2. Whether there are businesses, shops, offices, or industry
3. How close together or spread-out buildings are (scale and spacing of buildings)
4. What transit options may exist
5. Whether there are parks, open spaces, or community facilities

Land use categories establish a high-level vision for an area. Land use categories do not establish zoning. Following adoption of the Plan, the City will update the zoning ordinance to establish the regulatory requirements to implement the vision of the future land use map.

Zoning tools include a mix of overlay districts, lot and bulk requirements (e.g., building setbacks, height, units per lot, density), site development requirements (e.g., landscaping, parking, circulation) and natural resource protection, like shoreland zoning. There may be multiple zoning districts that fit into a land use category, and the conditions and context of a certain area will impact zoning decisions.

The draft land use categories below were developed by consolidation of committee feedback.

High Growth Area Categories

1. High Density Cores

1.2. Downtown

2.3. Mixed Use Corridor

~~3.4.~~ Mixed Use Neighborhood

~~4.5.~~ High Density Residential

~~5.6.~~ Industrial

Moderate Growth Area Categories

1. Mixed Use Transition
2. Residential Corridor

Low Growth Area Categories

1. Agriculture, Open Space, and Recreation
2. Drinking Water Protection

High Growth Area Land Use Categories

High Density Cores

Description: High Density cores are located at Great Falls Plaza, Auburn Mall area, and surrounding highway exit 75. These areas are appropriate for Auburn's highest levels of density and include a variety of housing types and businesses. Redevelopment and infill are prioritized to strengthen economic activity, expand housing options, and support a vibrant, all-day environment.

Land Uses: Typical uses include a mix of commercial and residential activities. Some buildings are stand-alone businesses or multi-family residential. Others may be mixed with active ground-floor retail, restaurants, cafés, personal services, arts/cultural venues, small-scale grocery/markets, and community-serving services. Upper floors may include multifamily housing, offices, co-working, hotels, and institutional or civic uses.

Public spaces, including plazas, pocket parks, and civic gathering areas, are encouraged as integral components of redevelopment projects, supporting community life and walkable access to daily needs.

Density and Form: This category is characterized by the highest intensity and greatest building scale in the city, generally including multi-story mid-rise to taller buildings where context-appropriate. Buildings are oriented to the street, and the design of these areas supports pedestrian activity (e.g., transparent storefronts, weather protection, and human-scaled façade elements). Development should form walkable blocks, prioritize high-quality architecture and durable materials, and incorporate excellent site design that manages stormwater, enhances comfort, and creates a strong sense of place.

Parking should be shared, structured, or located behind/within buildings where it is feasible to reduce large surface lots and improve the streetscape. Streets are designed for safe, convenient walking, bicycling, and transit access, with continuous sidewalks, ADA-compliant crossings, bicycle facilities, and strong connections to the City's trails, parks, and adjacent neighborhoods.

Downtown

Description: Downtown has a mix of uses that support the creation and expansion of local businesses, increase housing options, and increase social activity. Expanded transportation options, trails, and paths enhance connectivity and increase access to downtown, creating a vibrant and active city center.

Land Uses: Typical uses include retail, restaurants, personal services, offices, civic, and entertainment uses on the ground floor of buildings, along sidewalks, and street fronts. Upper floors provide access to office spaces and residences, activating the downtown and creating additional foot traffic throughout the area. This area serves as a center for jobs, commerce, social activity, arts, and entertainment.

Density and Form: This area is characterized by high-density development of three or more stories. Buildings are oriented toward the street with minimal-to-no setbacks. Some buildings share walls, and others are stand-alone. Shared parking is encouraged. This area includes parks and public spaces, access to the Androscoggin River, and public art, creating a desirable urban fabric and public realm.

This area is highly walkable and served by public transportation, bike paths, sidewalks, and trail access to support people of all ages and abilities in accessing the area to work, shop, recreate, and live.

Mixed Use Corridor

Description: The Mixed-Use Corridor areas are primarily along major roadway corridors. These areas provide commercial amenities, including offices, restaurants, retail, and personal services. These areas also have a mix of larger-scale residential uses in mixed-use developments (e.g., commercial and residential in one structure) or in multi-family homes surrounding commercial development.

Land Use: Typical land uses include mixed use, commercial, and larger-scale residential developments. Some lower-intensity technology, lite manufacturing, or logistics uses may also be supported, subject to review of environmental and public health impacts.

Density and Form: This area is characterized by larger scale developments, including one-story and ground-level commercial uses, upper-story office and residential uses, and larger multi-family developments.

Development along these major corridors allows for infill of existing commercial areas, including unused parking areas, and the redevelopment of key gateways into vibrant, mixed-use areas. These corridors have shared parking and include infill of underutilized buildings and parking lots.

Public transportation and sidewalk and bike networks allow for access to jobs, homes, and recreation amenities. Site design standards, tree-lined streets, buffered sidewalks, and integrated open spaces and parks create an attractive public realm along major corridors.

Mixed Use Neighborhood

Description: The Mixed Use Neighborhood area is comprised of residential and neighborhood-scale commercial development patterns. This area has small lot sizes with a variety of housing types.

Neighborhood-scale retail options provide residents with access to cafes, corner stores, restaurants, personal services, in-home businesses, and other businesses. Building height primarily follows the existing form and scale of homes and businesses in these areas today.

Land Use: Typical uses include stand-alone retail uses, restaurants, cafes, and personal services. These areas also support a mix of housing types, including townhouses, duplexes, triplexes, multi-family homes, single-family homes, and support access to multimodal transportation options.

Density and Form: This area is characterized by homes and businesses with fewer than four stories on smaller lots. Buildings have limited setbacks from the streets. Homes have small yards and buildings cover most of a lot. This area has a high density, typically supporting multi-family homes, attached housing, and small single-family homes on smaller lot sizes. Density may be regulated through form and scale relative to its neighborhood rather than unit counts or minimum lot sizes.

These areas are well integrated into the City's trail, sidewalk, and bike networks, supporting active transportation options.

Compact Residential

Description: The High-Density Residential areas provide access to a variety of housing types in areas adjacent to mixed use, industrial, suburban, and rural areas. These areas provide a residential transition surrounding the City's densest mixed-use areas. These neighborhoods support compact growth that places more residents in close proximity to jobs, services, shopping, transit, and community amenities.

Land Use: Typical land uses include one to four family homes and accessory dwelling units. Limited home-based businesses may be allowed. Neighborhood-serving businesses may also be allowed. This would include smaller-scale commercial uses like cafes, corner stores, and personal or professional services.

Density and Form: This area is characterized by one to four family homes on medium to small lot sizes. Homes have moderate setbacks from the street and larger yards than more dense mixed-use neighborhoods. In less developed areas and areas abutting agriculture and resource protection areas, cluster developments are encouraged to allow for housing opportunity while preserving existing open spaces. Open spaces and parks are located throughout neighborhoods, and neighborhoods are well integrated into the City's trail network.

Industrial

Description: The Industrial areas include a variety of logistic, manufacturing, production, research and other industrial uses and supporting uses, including airport, rail, and interstate infrastructure.

Land Use: Typical uses include production, manufacturing, research, distribution, and other industrial and large-scale commercial uses.

Density and Form: This area is characterized by larger lots with large, low-rise buildings, ample exterior storage and parking, and significant landscaping or open space buffers between adjacent uses. These areas benefit from access to water, sewer, three-phase power, highways, rail, and public transportation and should be protected from incompatible land uses.

These areas are well integrated into the City's public transportation network, providing residents with convenient access to employment centers.

Moderate Density Area Land Use Categories

Neighborhood Transition

Description: The Neighborhood Transition area includes moderate density residential uses and some commercial uses. These areas are designed to provide a transition between the dense urban areas in the high-growth area boundary and the very-low density Agriculture and Resource Protection area.

Land Use: Typical uses include single-family, two-family, and three-family homes. Limited institutional and commercial uses, including recreation businesses, home-based businesses, and low-intensity, neighborhood scale businesses are allowed.

Density and Form: This area is characterized by one- to three-family homes on small to moderate lot sizes. Businesses follow a consistent density and form to surrounding neighborhoods. Areas along borders with the high growth zone may be more intense in scale, while areas closer to rural areas, agricultural and resource protection areas are less dense, providing a gradual transition between urban centers and rural areas.

Residential Corridors

Description: The Residential Corridor areas provide a limited, carefully designed opportunity for housing along existing road frontages in predominantly agricultural and rural landscapes. These areas are intended to accommodate modest residential growth while maintaining the community's working lands, rural areas, and scenic qualities. Development in these frontage strips should be compact, predictable in form, and sensitively sited to minimize conflicts with agricultural uses and open space protection.

Land Use: Typical uses include single-family homes and duplexes (and, where appropriate, small-scale accessory units such as ADUs) on lots sized to reflect the area's rural servicing constraints. Limited small-scale home occupations are appropriate where they remain compatible with residential character and do not create commercial strip patterns.

Density and Form: This area is characterized by linear, frontage-oriented development that follows existing public roads, with homes sited to reinforce a rural roadside pattern and protect the open fields and working landscapes behind them. Where feasible, new development should be clustered within the frontage strip to preserve open space, minimize infrastructure extensions, and reduce the overall footprint of land conversion.

Low Density Area Land Use Categories

Agriculture, Recreation, and Open Space

Description: Agriculture, Recreation, and Open Space category encompasses areas intended primarily for agricultural production, forestry, natural resource protection, recreation, and open space preservation. These areas play a critical role in maintaining Auburn's rural areas, supporting agricultural and forested lands, and providing ample opportunities for outdoor recreation.

Land Uses: Typical uses include [agricultural activities and associated businesses](#), forestry and resource management, passive and active outdoor recreation. Some residential uses are allowed, but are limited and generally secondary uses to agriculture, forestry, 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 and agricultural soils.

Drinking Water Protection

Description: Drinking Water Protection area encompasses the Lake Auburn watershed, which provides drinking water for Auburn and surrounding communities. Special protections apply, including septic system inspection requirements, phosphorus controls, manure management standards, and ongoing water quality monitoring.

Land Use: Typical land uses include limited, very low-density residential uses, recreational uses, and open space.

Density and Form: Development levels are tightly regulated, with limits on new dwelling units and restrictions on lot sizes. Density is generally intended to remain at or below existing levels. Open spaces and forests are maintained to protect the City's drinking water source.



City of Auburn

Future Land Use Open House

The purpose of this open house is to hear from community members on issues pertaining to land use. The event will be set up to allow the public to provide input on the draft future land use map and land use categories. The activities at this event will be recreated online.

Locations and Dates:

All meetings are 5 – 7 p.m.

Sherwood Heights Elementary School, April 7

East Auburn Elementary School, April 8

Edward Little High School, April 13

PAL Center, April 15

Agenda:

1. Presentation, handouts, or table-based discussion

- a. What is the future land use plan
- b. What are growth areas and land use categories
- c. Recent state changes
 - i. LD1829 and 997 overviews
 - ii. How does this relate to the comprehensive plan
- d. Purpose of the event and overview of activities

2. Open-house style activities – participants can move to tables at their own pace to provide input and feedback

a. Table 1: Information table

i. Materials

1. Fliers/handouts of this information will be provided to all participants
2. “What is a comprehensive plan?” FAQ poster
3. Sign-in sheet
4. Comp plan post card

b. Table 2: What Type of Development Will Support Auburn’s Vision?

- i. Dot Activity: What Belongs Here? - Prompt participants to identify their desired development types for each land use category

ii. **Materials**

1. Large format posters showing land use category boundaries and images related to types of uses/development
2. Images/overview of existing conditions in this area
3. "What are land use categories?" FAQ poster

c. **Table 3: Where Should Growth Occur?**

i. Sticky note activities

1. Question: What areas are appropriate for change and growth?
2. Question: What concerns you most about recent and proposed development? (Example: housing pattern, businesses, traffic, natural resources, design/form, infrastructure)

a. **Materials**

- i. Large format posters showing growth area boundaries
- ii. Large format poster showing recent growth/approved development
- iii. "What are growth areas?" FAQ poster
- iv. Overview of legislative changes poster

d. **Table 4: How Do Land Use Decisions Impact Our Community?**

i. "Future Me" Activity

1. Imagine your community in 10 years. Where will you (and your family) live? How will you get around? What amenities will be nearby? What places matter the most?

a. **Materials**

- i. Infographics poster with information on development impacts on infrastructure, taxes, traffic and transportation, schools, housing, etc.