



Agenda

Comprehensive Planning Committee

July 28, 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 June 23th and July 8th
- 3. PUBLIC COMMENT**
- 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.
- 5. NEXT MEETINGS:** August 18th, August 25th, and September 9th, 2026
- 6. ADJOURNMENT**



DRAFT Minutes
Comprehensive Planning Committee
June 23, 2026, at 6:00 PM - 9:00 PM
Council Chambers, Second Floor, Auburn Hall

1. ROLL CALL: Committee members and staff

Denis Bergeron, Riley Bergeron, Kelly Butler, John Cleveland, Becky Conrad, Jane Costlow, Tim Cowan, Mathieu Duvall, Jeff Harmon, Bilal Hussein, Paul Jacques, Adam Lee, Bruce Rioux, Rex Rhodes, Dana Staples and Rick Whiting

Consultant members present from BerryDunn: Ali Tobey

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

2. MINUTES: Minutes from June 10th will be approved at the July 8th meeting.

3. PUBLIC COMMENT

Stephen Beale of 575 Johnson Rd. warned that rezoning the Hardscrabble property to industrial could weaken protections for ongoing farming and create conflicts with state rules on what counts as consistent agricultural use. He cautioned that certain farm activities might no longer be allowed if the land becomes industrial.

Carol Lane of 30 Arbania St. commented that Hammond Lumber should not receive any rezoning approvals because it removed required buffers years ago, never replaced them, and the city failed to enforce its own conditions. She added that this undermines public trust and that no changes should be considered until Hammond fulfills past commitments. Carol suggested that a mixed-use option might be more appropriate than industrial use.

Tim Allen of 194 Pride Rd. agreed with the previous speaker about Hammond Lumber and noted that the company has long benefited from a multi-zoned

property but has repeatedly failed to follow through on promises made to neighbors, including commitments to plant trees and address buffering. He stated that since Hammond did nothing after losing its rezoning request in 2022, the committee should keep this history in mind when considering any future requests from the company.

- 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:

- Changed hashtag area as shown along Foster Road, near the airport to industrial. Motion made by Rick Whiting, seconded by Tim Cowan. Vote 16-0. Motion carries.
- Changed two hashtag airport areas as shown on the west side of Hotel Road from compact residential into industrial. Motion made by Tim Cowan, seconded by Paul Jacques. Vote: 16-0. Motion carries.
- Allow agricultural uses in the industrial land use category. Motion made by Dana Staples, seconded by Jeff Harmon. Vote: 16-0. Motion carries.
- Changed to the four lots to the north of West Hardscrabble Road (two residential lots and the two lots that border the railroad) be retained in the agriculture category. Motion made by Jeff Harmon, seconded by Dana Staples. Vote: 16-0. Motion carries.
- The two lots south of Hardscrabble Road would be industrial but the land to the north is industrial up to the flood zone line and north of the flood zone line would remain agricultural. Motion made by Adam Lee, seconded by Dana Staples. Vote: 16-0. Motion carries.

- 5. POLICIES DISCUSSION:** The Committee will discuss the policies section of the Comprehensive Plan.

Lauren Caffé presented the policy section of the comprehensive plan. The committee discussed how the policies will guide zoning updates, the upcoming 10-year capital improvement plan, and state-required performance measures.

They reviewed zoning standards, redevelopment barriers, and how certain wording might affect staff direction. Members also talked about adding big-picture ideas like historic preservation and redevelopment throughout the plan.



There was a debate about reducing or removing parking requirements. The committee decided to keep the existing language in 2.1.6 as written so the city can continue exploring creative parking solutions. Motion made by Tim Cowan, seconded by Dana Staples. Vote: 15-1. Motion carries. Bilal Hussein was opposed.

The housing section was reviewed, including questions about the word “adequate,” housing supply goals, whether ending chronic homelessness in 10 years is realistic, and the 90-day rehousing goal. They agreed prevention should be included.

They also touched on agricultural protections, conservation easements, economic development, and climate adaptation. Members asked about funding, state rules, and upcoming revisions. The group ended with a discussion about deadlines, timelines, and preparation for the July 8 meeting.

6. NEXT MEETING: July 8th, 2026

7. ADJOURNMENT

Motion to adjourn at 9:05 pm by Rick Whiting, seconded by Paul Jacques. Vote 16-0. Motion carries.



DRAFT MINUTES
Comprehensive Planning Committee
July 8, 2026, at 6:00 PM - 9:00 PM
Council Chambers, Second Floor, Auburn Hall

1. ROLL CALL: Committee members and staff

Denis Bergeron, Kelly Butler, John Cleveland, Beckie Conrad, Jane Costlow, Tim Cowan (arrived at 6:08 pm), Jeff Harmon, Bilal Hussein, Rex Rhodes, Dana Staples, and Rick Whiting

Absent: Riley Bergeron, Mathieu Duvall, Paul Jacques and Bruce Rioux

Consultant members present from BerryDunn: Ali Tobey and Keri Ouellette

Staff members present: DeCarlo Brown (Planning Director), Lauren Caffé (Long-Range Planner) and Phil Crowell (City Manager)

2. MINUTES: Minutes from June 10th, 2026

Minutes from the June 10, 2026 meeting were reviewed. John Cleveland noted one small typo on page three in the fourth bullet, where “a proposal was proposed” repeated the word “proposed.” It was corrected to “a proposal was introduced by...” With this change, the minutes were approved. Dana Staples moved to approve the minutes, and Jeff Harmon seconded. Vote: 10–0. Motion carries.

3. PUBLIC COMMENT: None

4. POLICIES DISCUSSION: The Committee will discuss the policies section of the Comprehensive Plan.

The discussion focused on reviewing four key sections of the city's comprehensive plan that had not been covered in the previous session (Transportation, Parks and Recreation, Community and Infrastructure). The primary topics discussed included:



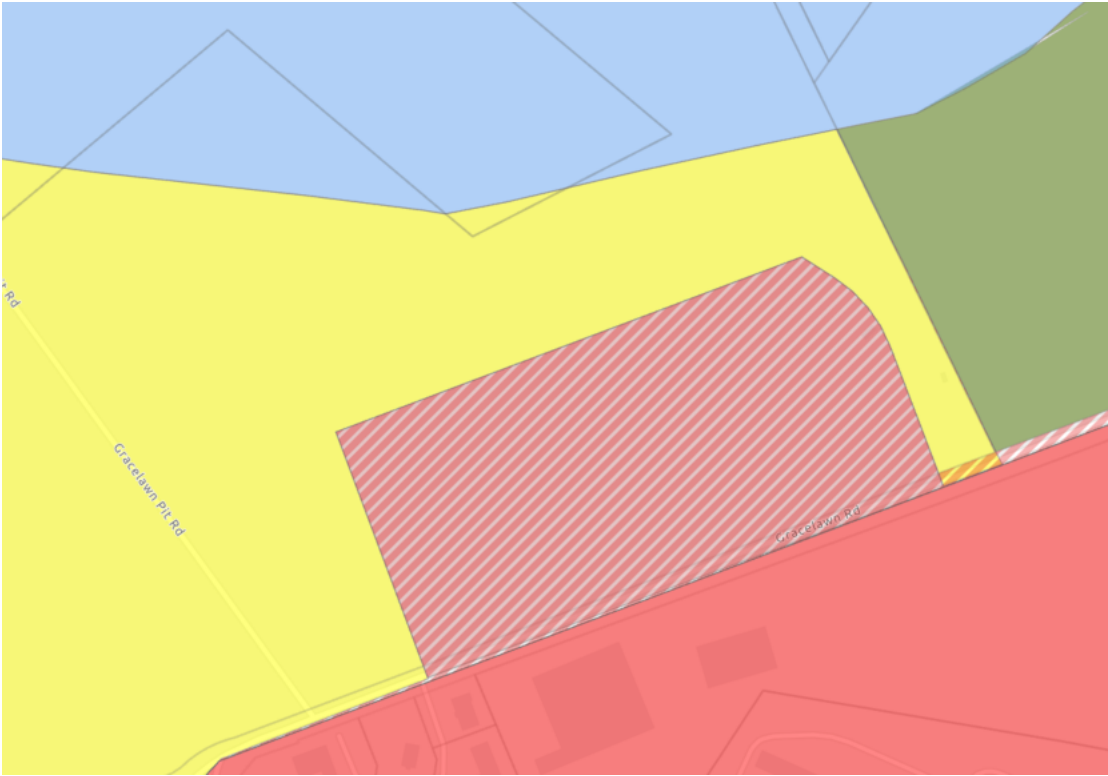
- **Transportation:** The committee discussed intercity and intracity transit networks, the integration of multimodal options like trails with housing development, and incentives for transit-oriented development to reduce vehicle dependency. There was also a focus on street safety, capital improvement planning, and the need for better connectivity between various city sites
- **Parks and Recreation:** The committee discussed clarifying the roles of the Parks and Recreation and Public Works departments regarding trail maintenance and distinguishing between recreational and transportation-focused trail usage. They also addressed concerns regarding trash management in city parks and the importance of utilizing the Parks, Trails, and Open Space Master Plan to guide future development
- **Education:** The discussion centered on aligning school resources with student needs, including pathways for post-secondary education and workforce development, as well as maintaining a collaborative relationship with the state for community college investment
- **Equity and Inclusion:** The committee held a discussion on incorporating diversity, equity, and inclusion (DEI) policies into the plan, specifically addressing how to increase civic participation and implement language access plans for city materials
- **Historic Preservation:** The committee explored the possibility of establishing a group to investigate historic building or district designations to support preservation without imposing overly restrictive rules on development
- **Infrastructure:** The committee discussed the challenges and considerations surrounding the potential addition of public restrooms in high-growth areas and public spaces
- **Homelessness Prevention:** The committee reviewed strategies for homelessness prevention, emphasizing the need to move away from overly specific reporting requirements to broader, ongoing coordination with the city's permanent homelessness committee

5. NEXT MEETING: July 28th, 2026

6. ADJOURNMENT

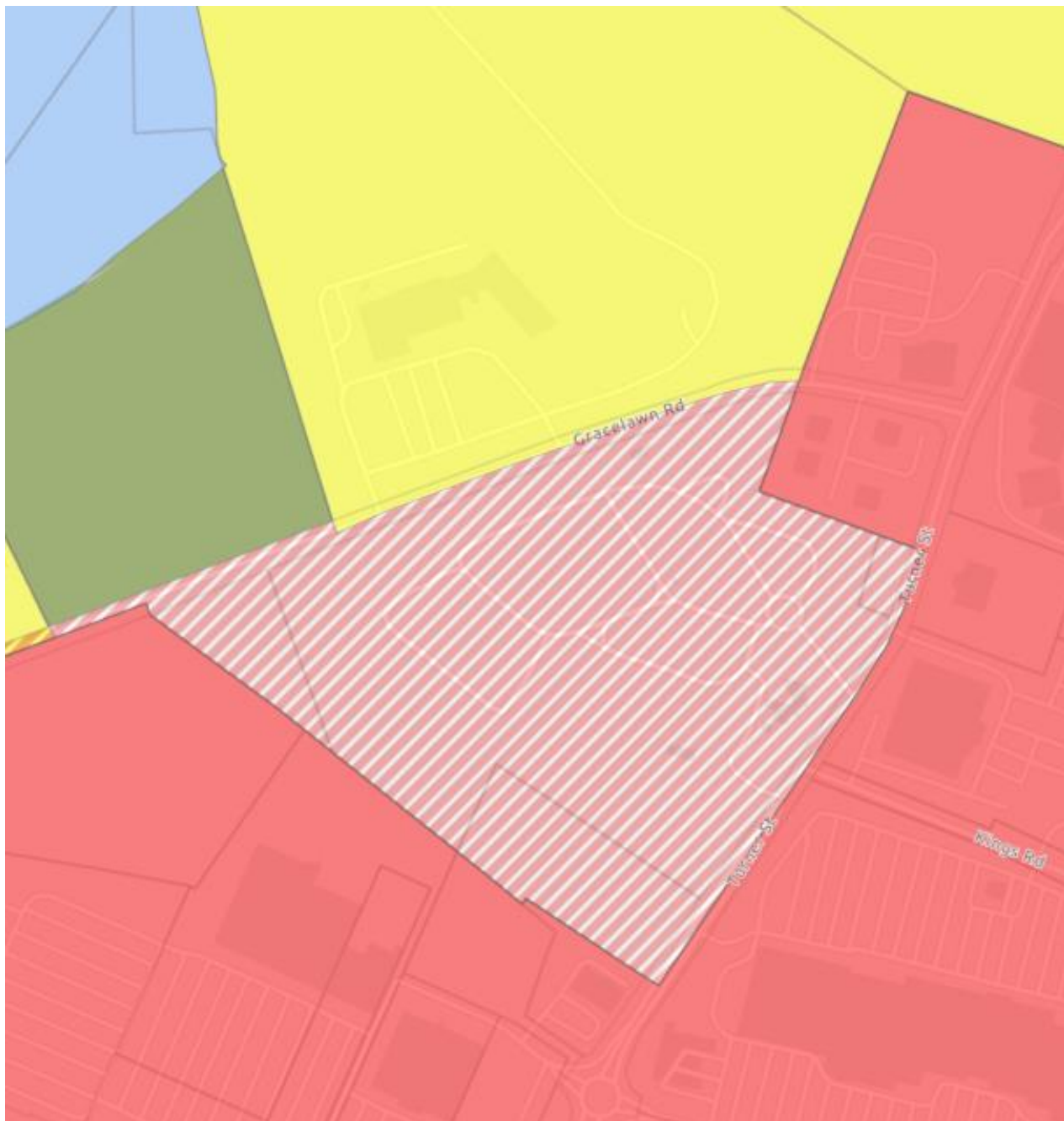
Motion to adjourn at 9:14 pm by John Cleveland to adjourn and seconded by Jeff Harmon to adjourn. Vote: 11-0. Motion carries.

From Mixed Use Corridor to High Density Core or Compact Residential



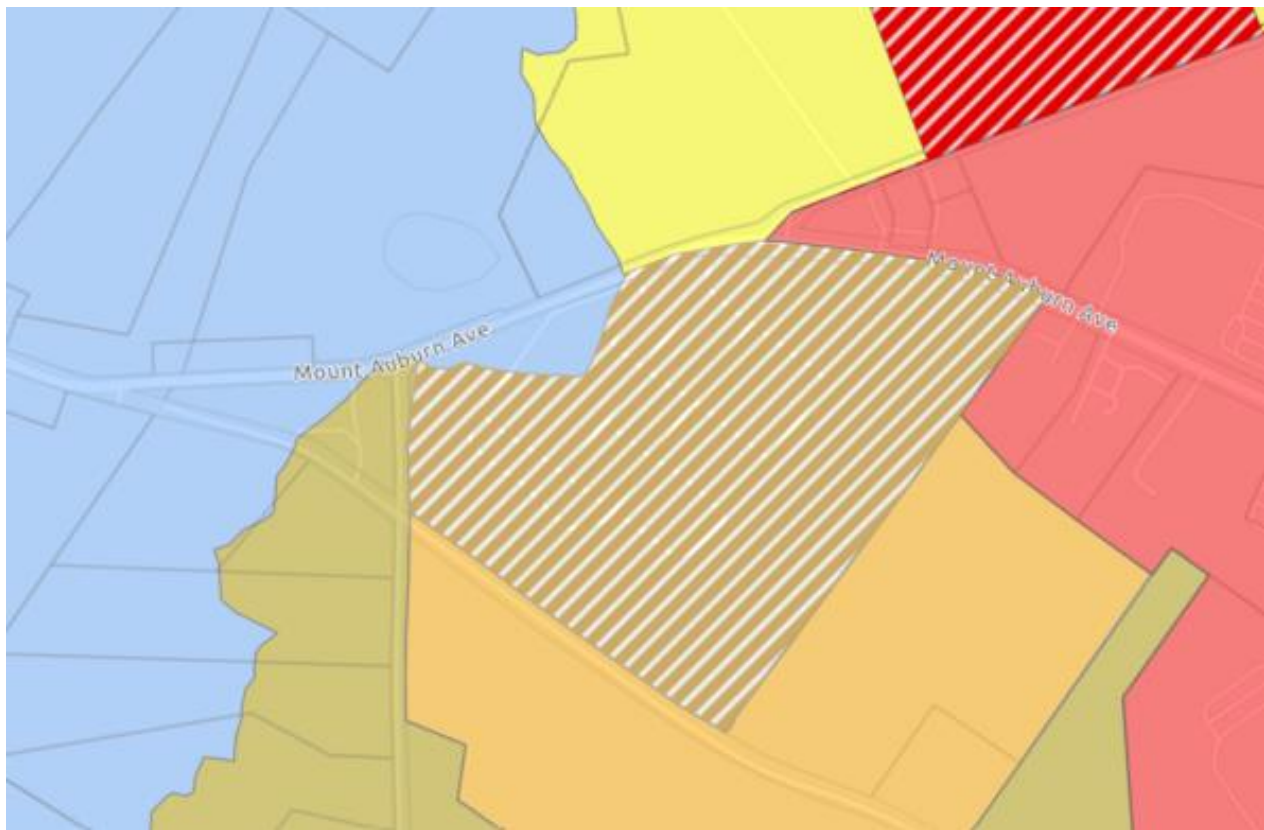
Current Mixed Use Corridor along Gracelawn Road

From AG to High Density Core



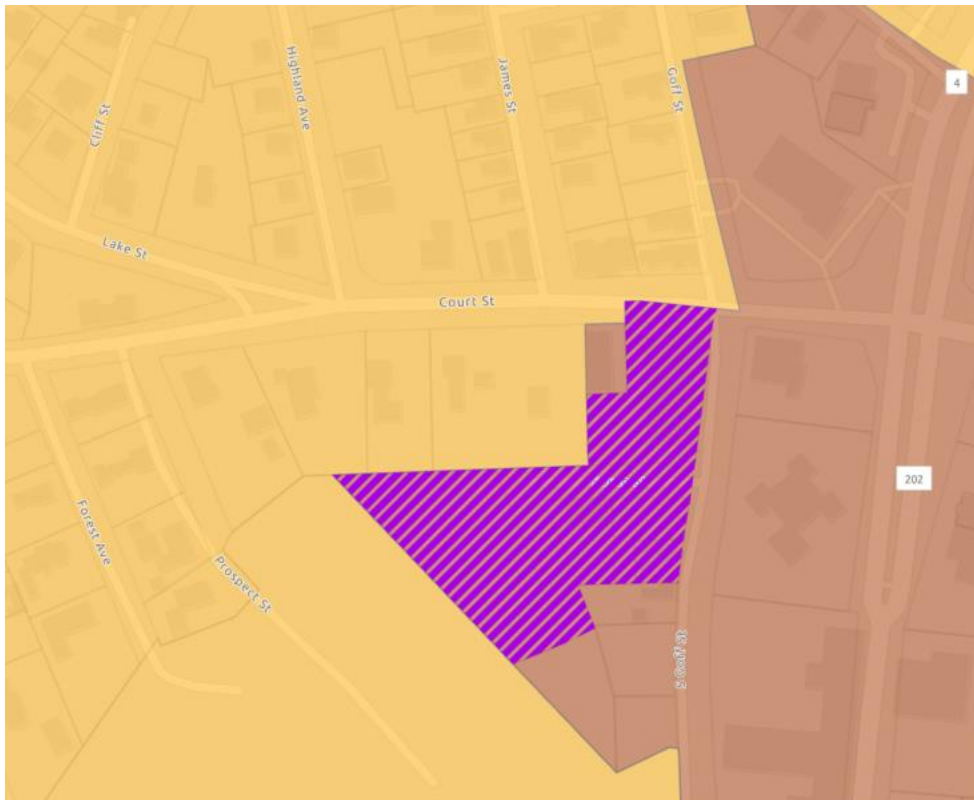
Area along Gracelawn Road and Turner Street

From AG to Neighborhood Transition



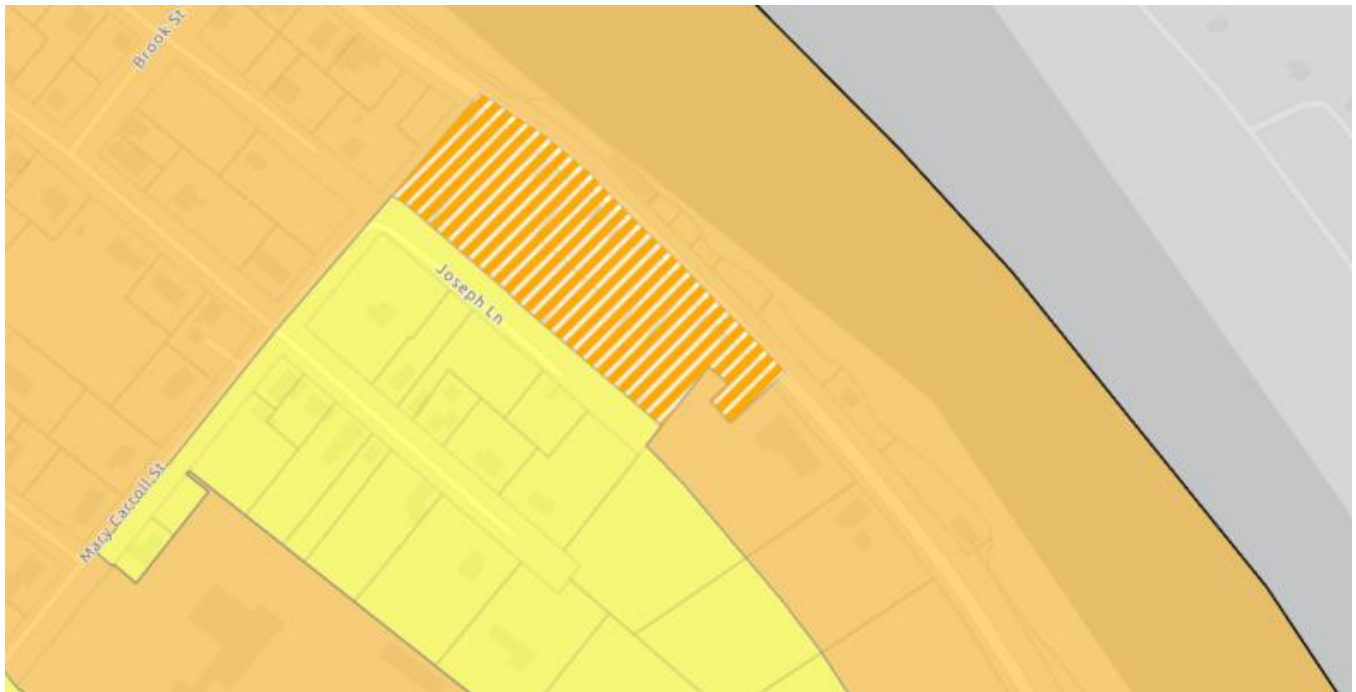
Area along Mount Auburn Avenue and Summer Street

From Downtown to Industrial



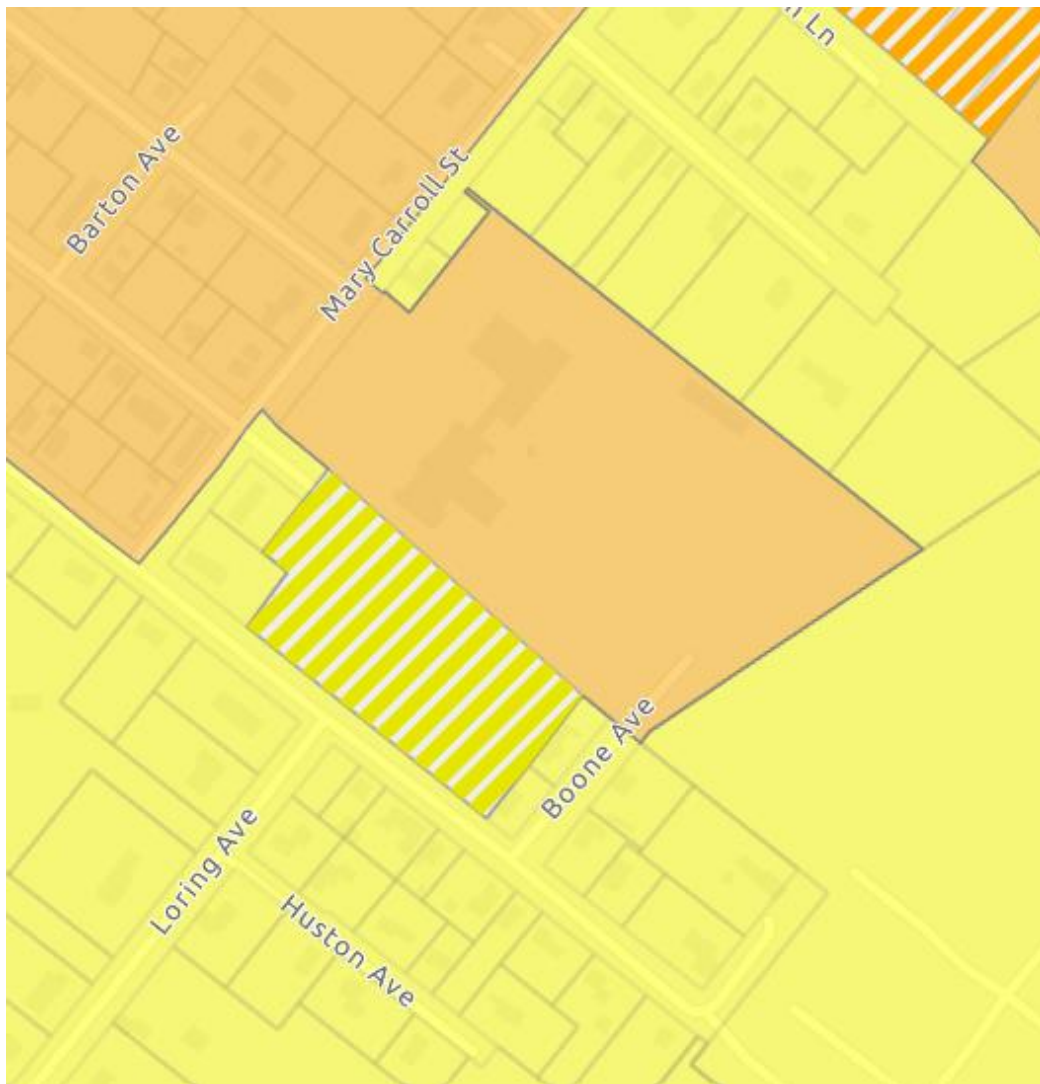
Auburn Water and Sewer District Lots along S. Goff Street

From Compact Residential to Mixed Use Neighborhood



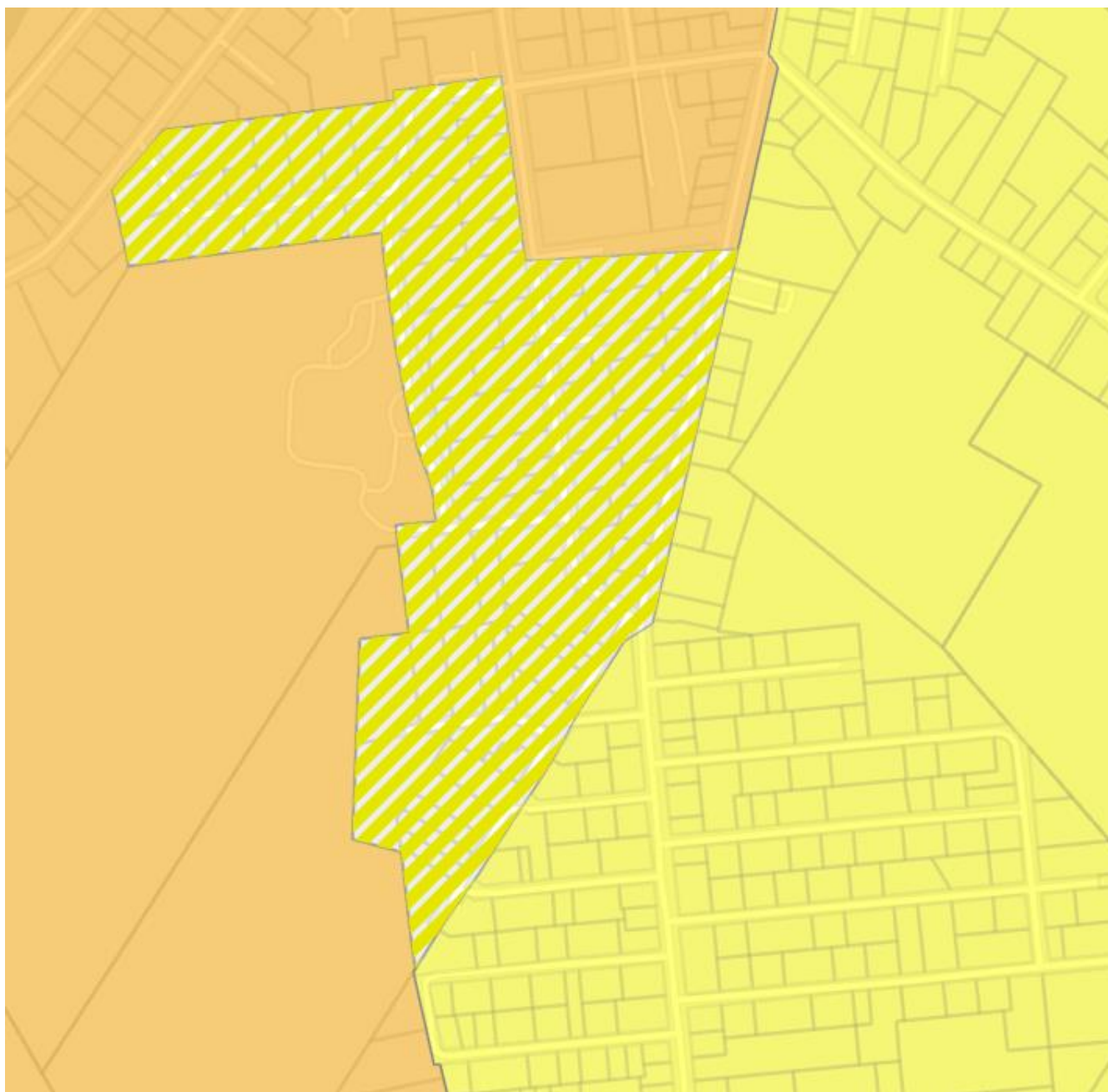
Area along Riverside Drive

From Mixed Use Neighborhood to Compact Residential



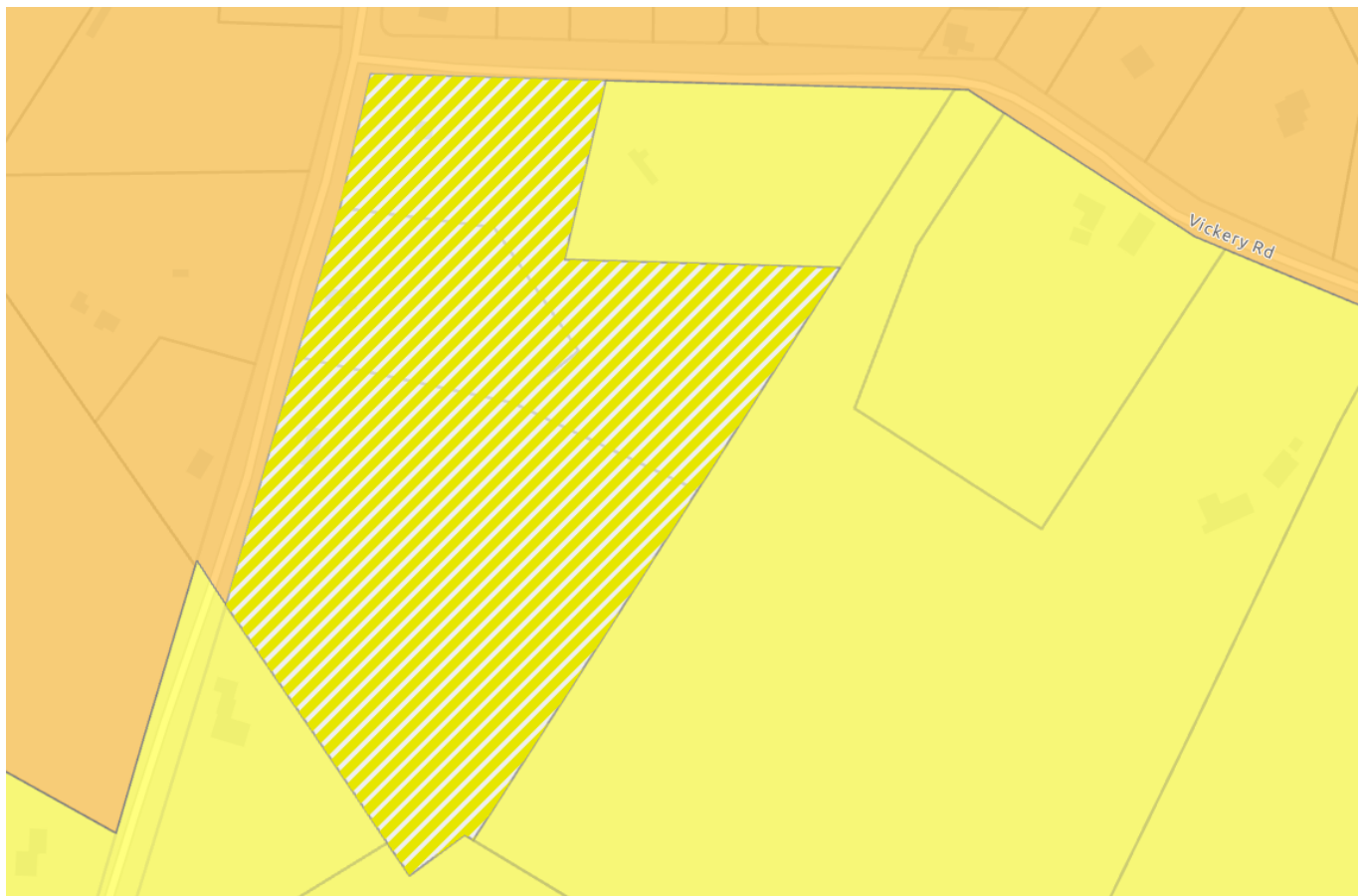
Area along 7th Street on the Walton School Lot

From Mixed Use Neighborhood to Compact Residential



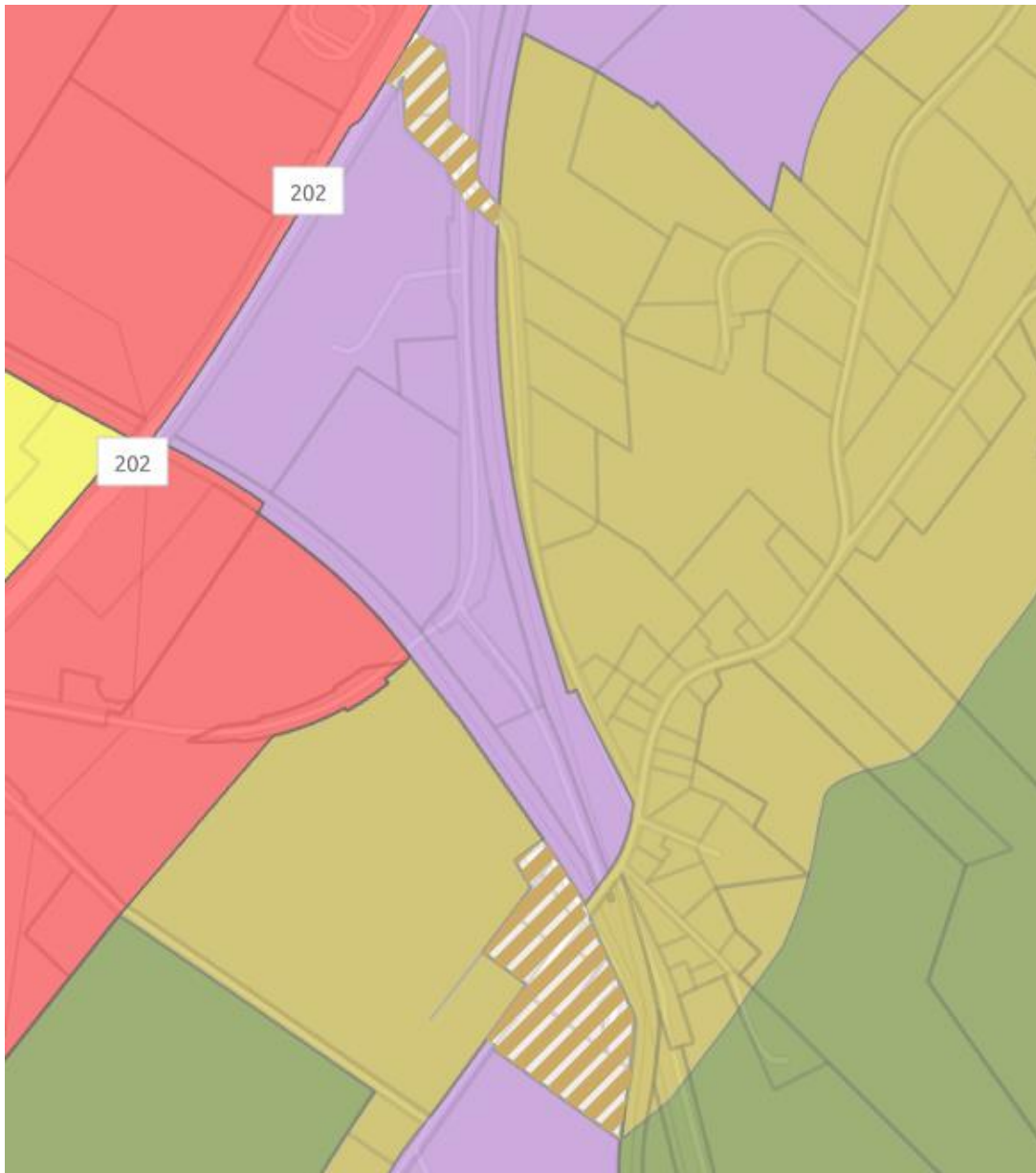
South Main

From Mixed Use Neighborhood to Compact Residential

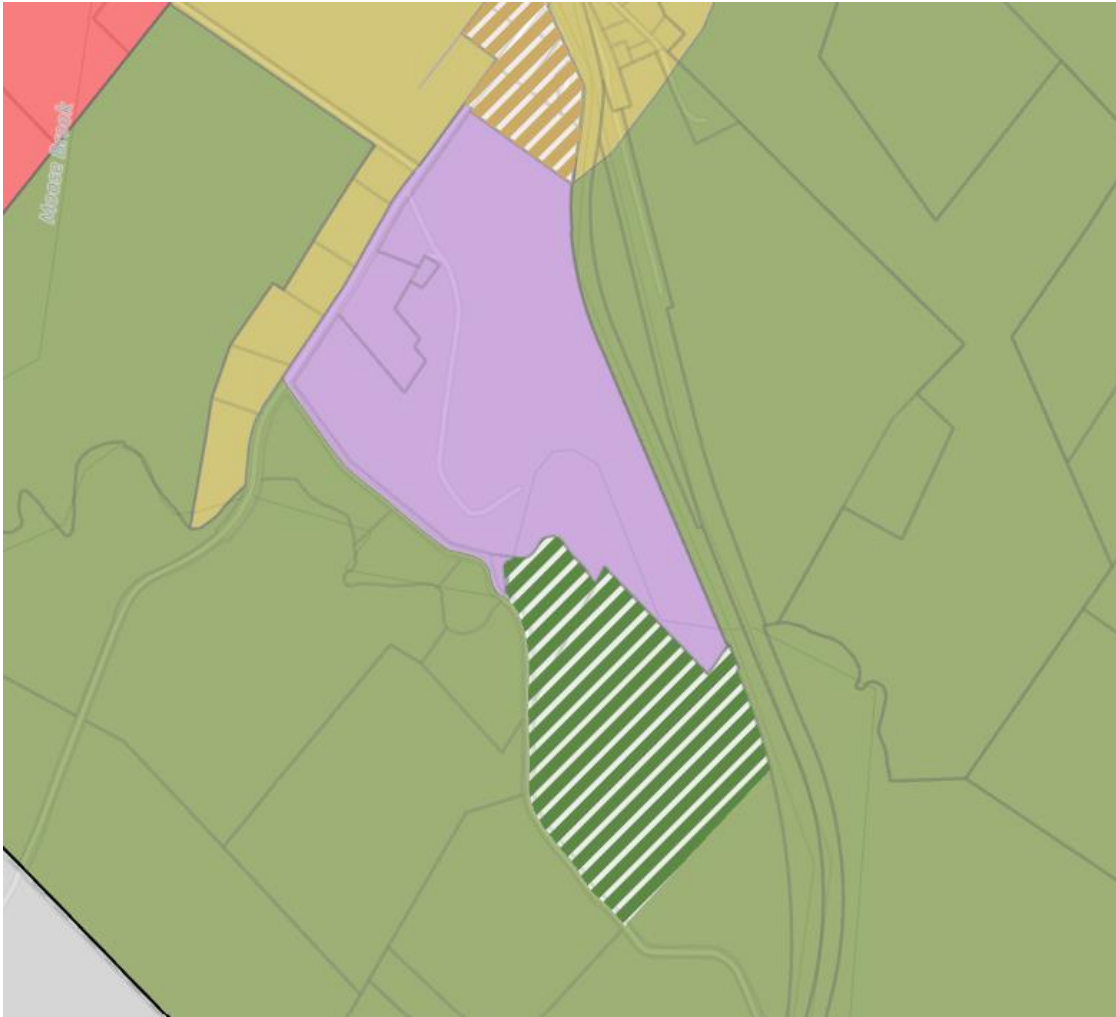


Vickery Road and South Main Street

Industrial to Neighborhood Transition

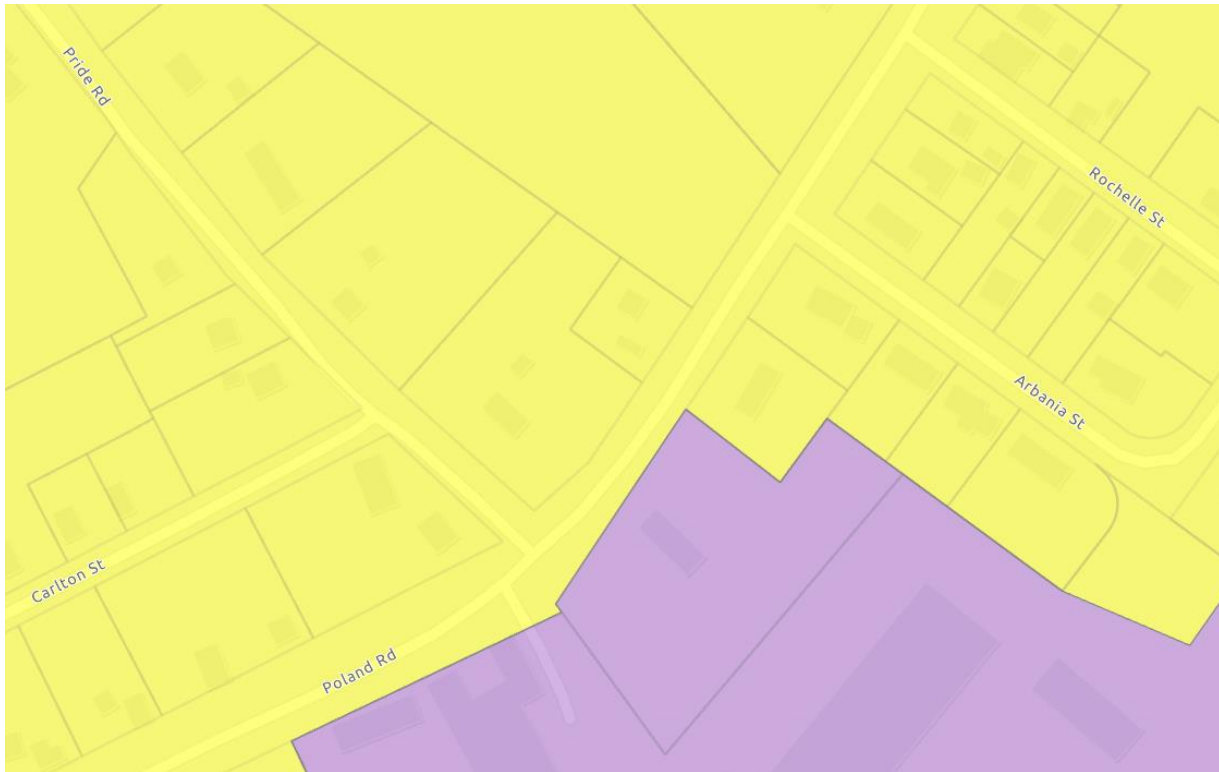


Industrial to AG



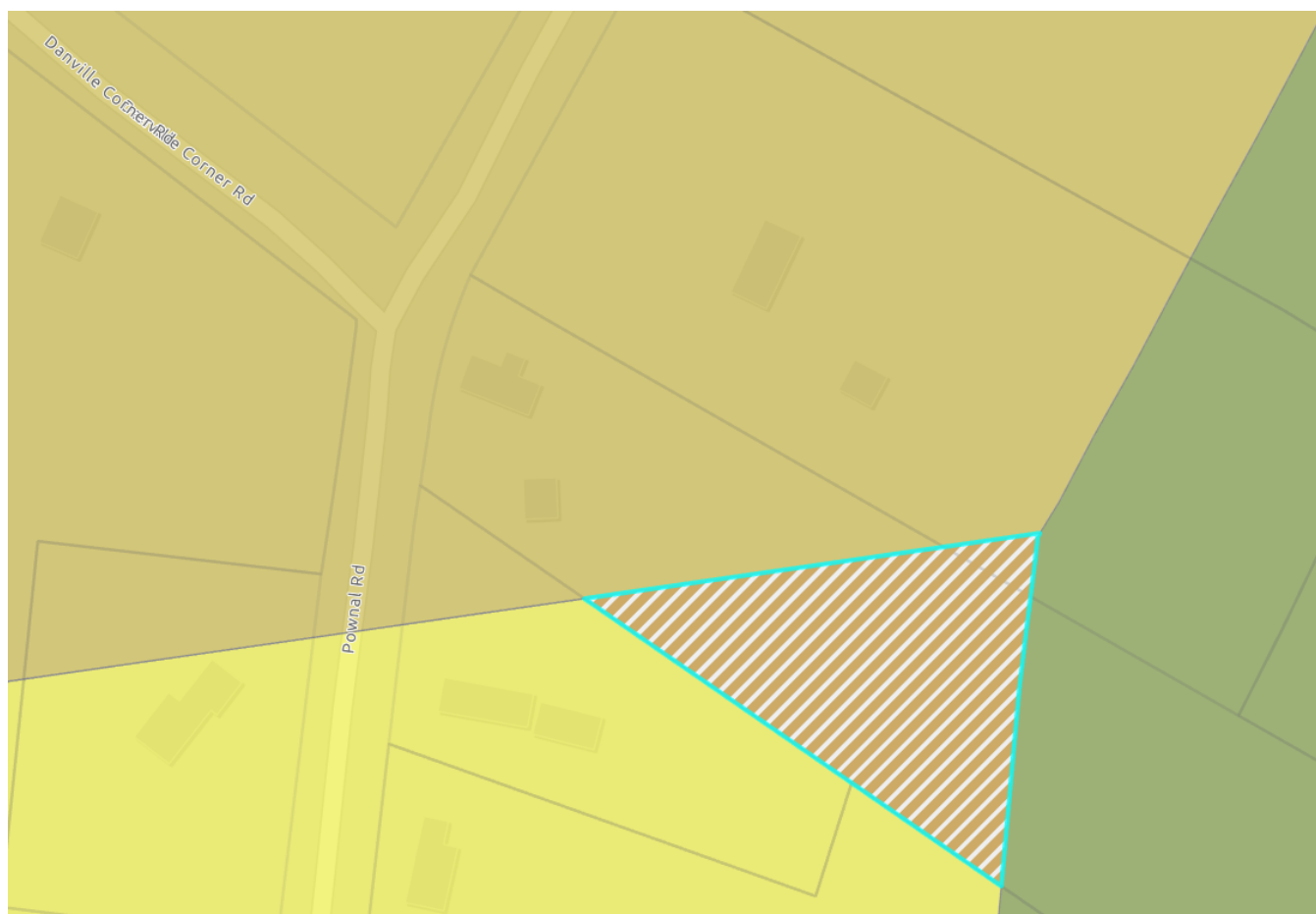
Area to the southeast of Morin Brick Road

Committee Discussion From Public Comment



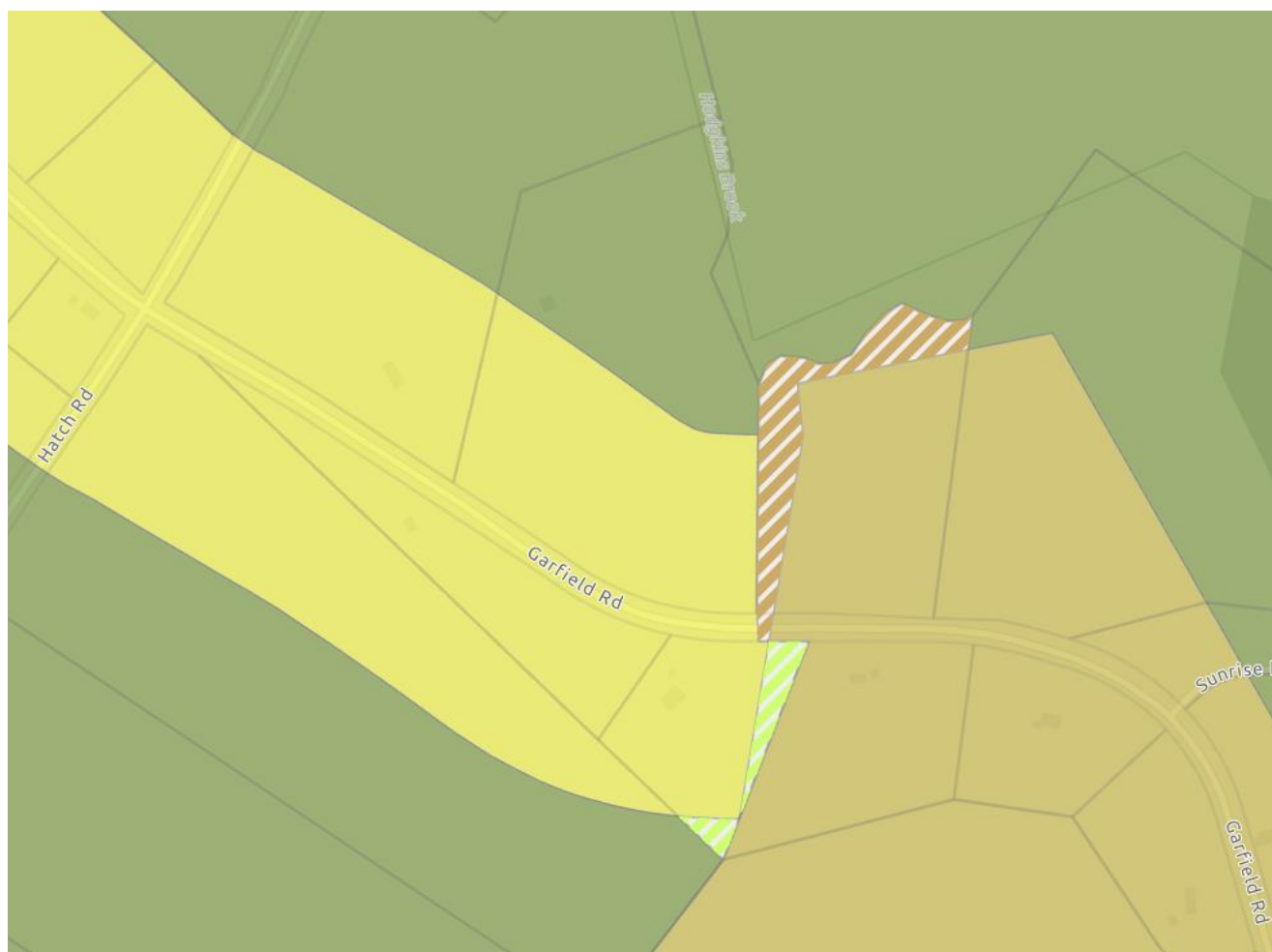
Hammond Lumber Lot

Suggested Edits to Clean Up Parcels Splits



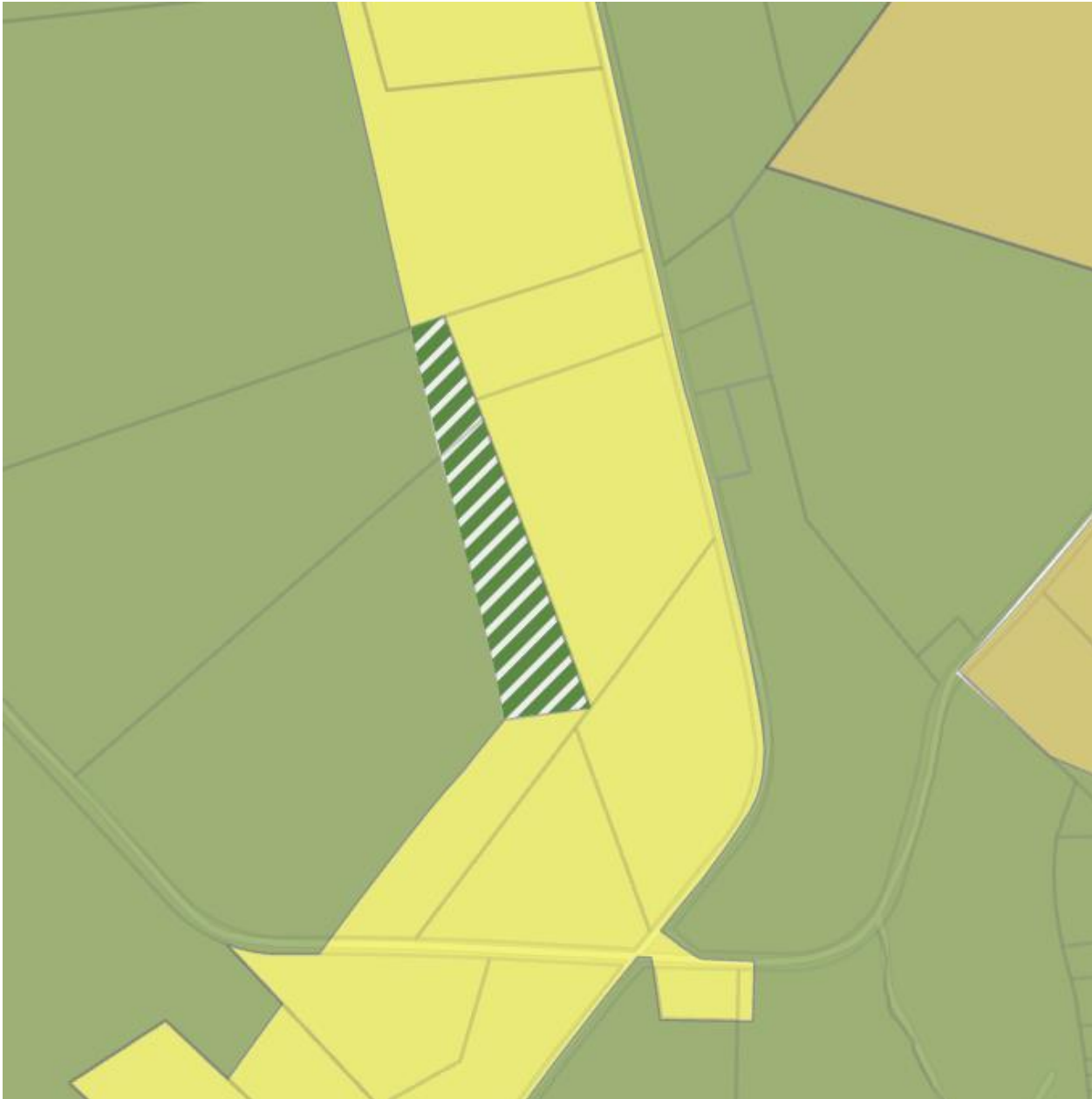
Pownal Road and Danville Corner Road

Suggested Edits to Clean Up Parcels Splits



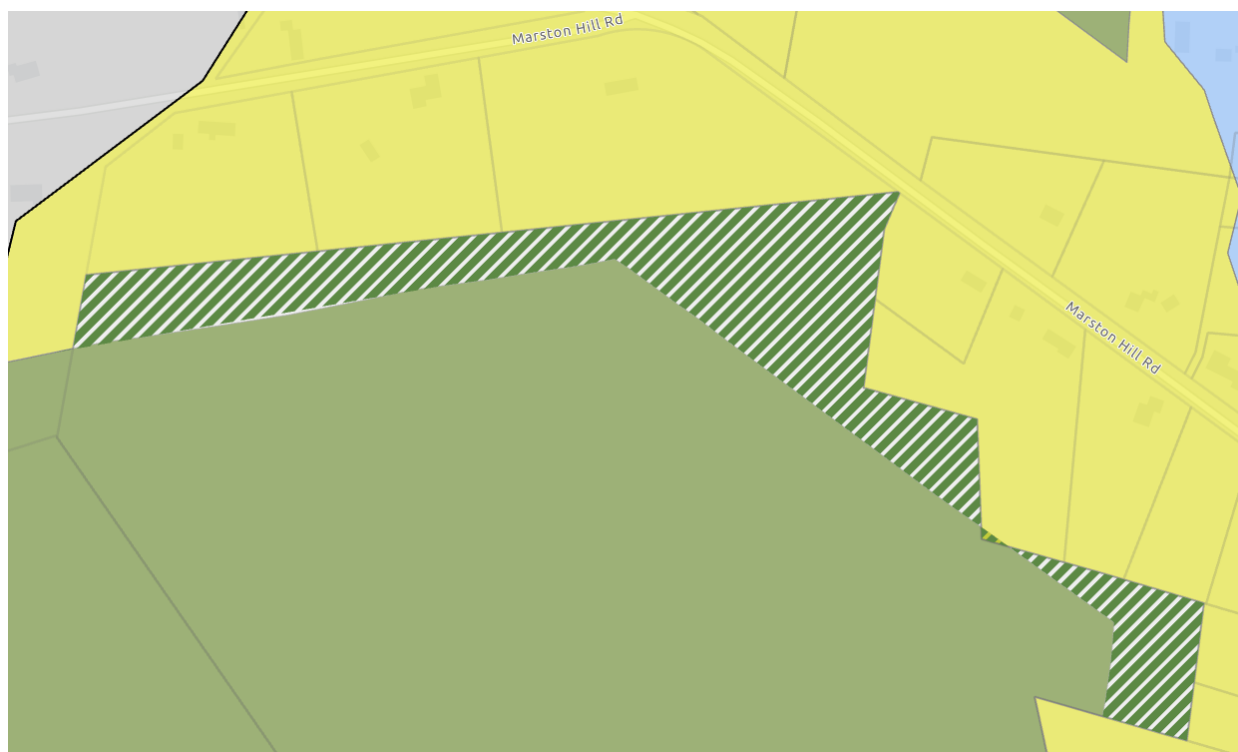
Garfield Road and Hatch Road

Suggested Edits to Clean Up Parcels Splits



Perkins Ridge and Youngs Corner

Suggested Edits to Clean Up Parcels Splits



Marston Hill Road