

**Town of Auburn  
Conservation Commission  
Public Hearing  
April 5, 2016**

**Members present:** Jeff Porter-Chairman, Alan Villeneuve, Ed Fehrenbach, Diana Heaton & Peg Donovan, Members. Richard Burnham, Alternate.

**Absent:** Stephanie Hanson, Alternate.

**Others present:** Michael Rolfe.

Mr. Porter opened the meeting at 7:00 p.m. and introduced the Board members to everyone present. Mr. Porter informed everyone that there was a rather large agenda for tonight and moved on to the first item on the agenda.

**NEW BUSINESS**

**Town Clean Up Day**

Mr. Porter asked Mr. Villeneuve to talk about the town clean-up day. Mr. Villeneuve began by saying that the town clean-up day was scheduled for Saturday, April 16<sup>th</sup> and that the Fire Department is also prepared for it and that there would be coffee and donuts in the morning. Mr. Villeneuve went on to say that it was also Earth Day at the Audubon Center and that it was also Color Run for the PTA. Mr. Villeneuve indicated that they went early this year because after school vacation was baseball and other activities as well as poison ivy. Mr. Porter thanked Mr. Villeneuve for the information presented and moved on to the next item on the agenda.

**Kenneth Booth  
547 Chester Road, Tax Map 5, Lot 60  
Zoned Residential Two  
Discuss Construction of a Garage**

Mr. Porter asked Mr. Booth to present what he would like to propose. At this time, Mr. Booth began by saying that he would like to construct a garage on this property which was an undersized lot which was subdivided back in the 70's. Mr. Booth further stated that the front of the garage would be 100 feet from Calef Lake where he needs 125 feet. Mr. Booth stated that he had a 60 by 120 foot asphalt tennis court of which he removed. He had a problem with his roof and replaced the asphalt shingles with a metal roof and removed a shed that was 25 feet from the water. Mr. Booth pointed out that he would

be putting a metal roof on the new garage and putting gutters on it to run the water away from the building.

Mr. Villeneuve asked Mr. Booth if he had a map of the property. Mr. Booth had an aerial view of the property and pointed out the location of the tennis courts and the location that he would like to put the garage. Mr. Booth indicated the location of his well and leachfield and the reason for not placing the garage in the location of the previous tennis courts. Mr. Booth wanted to place it on the side of the driveway and pointed out the side of the garage that would be 100 feet from the seasonal high water.

Discussion ensued with regard to which way the ridge line would go and Mr. Villeneuve believed it would be better to have the ridge line the same way as the house and to keep the water going into the ground as opposed to allowing it to runoff into a ditch line. Further discussion ensued with regard to drainage.

Ms. Heaton asked Mr. Booth what he planned on storing in this garage. Mr. Booth stated that he would be storing his truck and plow. Mr. Porter asked the Board for a motion or if there were any further questions.

**Mr. Villeneuve made a motion to support the reduction of the wetland buffer to 100 feet for Tax Map 5, Lot 60, 547 Chester Road. Ms. Heaton seconded the motion. A vote was taken; All were in favor and the motion passed.**

Mr. Porter thanked Mr. Booth for his presentation and informed him that he would see him on the 26<sup>th</sup>. Mr. Booth thanked the Board members and exited the meeting.

**Kenneth & Lucy Geddes  
15 Harvard Avenue, Tax Map 9, Lot 28-5-2  
Installation of 2 – 427 sq. ft. Solar Panels  
Within a wetland buffer**

Mr. Geddes began by saying that they were before the Board last month to install two solar trackers on his property and turned the discussion over to Mr. Seraikis of Beaver Brook Planning and Design. Mr. Seraikis stated that he was contacted by Mr. Geddes of which he was asked to get a plan together and map the wetlands and figure out where the buffers were and the existing conditions on the site and the location of the proposed solar panels. Mr. Seraikis passed out copies of a proposed plan to each of the Board members for review. Mr. Seraikis went through the plan for the Board members and pointed out the proposed plantings intended to be put in place. Mr. Seraikis believed that it was a Level 2 wetland which would require a 75 foot wetland buffer of which he has shown the 125 foot wetland buffer along with the 75 foot wetland buffer. Mr. Seraikis also pointed out the location of the two (2) solar trackers and explained the amount of disturbance that would take place. Mr. Seraikis further stated that the amount of disturbance would be during excavation when placing the base post

which was a 4 by 4 foot of which would be a temporary impact of approximately 100 square feet. The plan would be to then reseed the area once the solar trackers are put in place. There would be silt fence of which there was silt fence detail and that the silt fence would stay in place until after everything has been stabilized. Mr. Porter asked Mr. Geddes if he had changed the location of the towers at all. Mr. Geddes stated that they actually brought them in as much as they could. Ms. Heaton asked about servicing the units in the future. Mr. Geddes stated that it would be all above ground. A brief discussion ensued with regard to the servicing and the trenches. Mr. Seraikis stated that they were connecting and then going to the building. Mr. Seraikas pointed out that one of the panels was going to be 90 feet from the wetlands and the other was 150 feet. At this time, Mr. Seraikis stated that he would take any questions that the Board may have. Mr. Porter asked about vegetation. Mr. Seraikis stated that there would be 20 plus highbush blueberries, viburnums, red maple, witch hazel and lilac bushes.

The Board discussed the level of wetland that was there and was unsure whether or not it was classified as a Level One. Mr. Villeneuve did not have a big concern with regard to the amount of disturbance as he believed that they would come in and place the solar panels and get out and believed that nature would come back. Mr. Villeneuve stated that he did drive by and noted that it had already been cleared. Mr. Seraikis stated that there has not been any further disturbance. Mr. Porter asked if they would be stumping and Mr. Seraikis said no. Mr. Villeneuve stated that one of his concerns was with regard to the stream being exposed and did not want to see the stream dry up and asked if they could put something in place that would grow back up of which was something taller than blueberry bushes. Mr. Seraikis understood what was being asked. Mr. Villeneuve wanted to know where the new mowing path would be and wanted to see the area to grow back to a more natural state. Mr. Geddes also stated that it was their goal in doing that. Mr. Porter believed that it was a very good proposal and asked Mr. Burnham if he had anything to add. Mr. Burnham touched upon what Mr. Villeneuve was saying with getting the area to be more vegetated as well. A brief discussion ensued with regard to the exposed area since the trees have been removed and the location of the plantings. Mr. Villeneuve asked if they would be bringing in cement. Mr. Seraikis stated that they would be precast footings and how they would be brought in by an excavator. Mr. Seraikis basically informed the Board members that they haven't really thought about that yet but pointed out that the disturbance would be very minimal.

**Mr. Villeneuve made a motion to support this plan dated March 14, 2016 as presented tonight for Tax Map 9, Lot 28-5-2, 15 Harvard Avenue. Mrs. Donovan seconded the motion. A vote was taken; All were in favor and the motion passed.**

Mr. Porter thanked Mr. and Mrs. Geddes and Mr. Seraikis for their presentation and the discussion ended.

**Peter Florenzano**  
**54 Saddle Hill Drive, Tax Map 8, Lot 2-29**  
**Discuss wetland setback**

Mr. Florenzano began by saying that he has never been to one of these meetings before and that he has lived in Auburn for six (6) months and that he and his wife love it so far. Mr. Florenzano stated that he just wanted to figure out how he could utilize the rest of his property. At this time, Mr. Florenzano showed the Board a plot plan of his property that was provided to him by Ms. Royce. What Mr. Florenzano would like to do is possibly place a shed within a location that was on the other side of a drainage easement. The Board reviewed the plot plan provided. The Board agreed that it was a difficult lot and pointed out that if he were to remain out of the wetland setback that he would not need to see the Conservation Commission. Mr. Florenzano talked about putting a bridge that would flip up to allow him to cross over the drainage easement. Discussion ensued with regard to the drainage easement and the slope easement located on this particular property. Mr. Porter pointed out the no disturbance area which meant that there is to be no mowing or activity in the buffer. Mr. Villeneuve pointed out that he could not stump the trees and explained what the no disturbance meant. Mr. Porter stated that he could have an accessory structure if it was 120 square feet or less. A brief discussion ensued with regard to how deep the drainage easement was. It was noted that the drainage easement was approximately two (2) feet deep. Mr. Villeneuve informed Mr. Florenzano that the Conservation Commission does not have any control of what goes on within the drainage easement and that he should contact the Road Agent, Mike Dross. Mr. Florenzano understood and stated that he would speak with the Road Agent. Mr. Porter reiterated that he should definitely get in touch with Mr. Dross as he may have an issue if he needed to get into that area to clean it out. Ms. Heaton wanted Mr. Florenzano to be mindful of what he would be storing in the shed if it were to be placed within the wetland buffer because it was a high valued wetland if the buffer was 125 feet. Mr. Florenzano understood what Ms. Heaton was saying and indicated that he was before the Board tonight seeking their permission and did not want to do anything wrong. The Board thanked Mr. Florenzano for coming to see them first before doing something. At this time, Mr. Florenzano thanked the Board for their time and exited the meeting.

**George Chadwick on Behalf of**  
**266 Rockingham Road, LLC, Tax Map 25, Lot 44**  
**Zoned Industrial**  
**Discuss 43,000 sq. ft. warehouse building**  
**And wetland buffer & drainage**

Mr. Chadwick began by saying that they were before the Planning Board about a week or so ago to discuss the project and at the time, the Planning Board had suggested that they investigate obtaining access off of Dartmouth Drive rather than Rockingham Road. They did speak to Linear Technologies and that they were able to strike a deal with them with exchanging land that would better benefit them rather than having the sliver

of land along Dartmouth Drive. In doing this, they would be able to obtain access off Dartmouth Drive. Furthermore, Mr. Chadwick pointed out that they were looking at constructing a 40,500 square foot warehouse building and now they are proposing a 43,500 square foot warehouse. Mr. Chadwick stated that they know who the tenant would be which is CHI Overhead doors which makes the hardware for garage doors. Mr. Chadwick further stated that the wetlands were flagged and located by their office, Bedford Design Consultants. The proposal is to have an access off of Dartmouth Drive as well as access behind the building for the Fire Department to get around the building.

Mr. Chadwick commented that they have not fully designed this out yet but that there would be approximately 2,000 square feet of wetland impact to get over a drainage ditch. There would also be 35,000 square feet of buffer impact shown in the shading on the plan before the Board members tonight.

Mr. Chadwick went on to say that they would also be required to obtain a Conditional Use Permit and would be fully prepared to discuss some of the thoughts that he has with the Board. Mr. Chadwick also commented that in result of negotiations with the abutter that they are able to reduce the amount of impact. Mr. Chadwick also informed the Board members that the Fire Department went in a couple of weeks ago and burned down the buildings for them.

Mr. Chadwick asked the Board if they had any questions. Mr. Villeneuve asked what the difference was for impervious from before. Mr. Chadwick indicated that he did not know but could get that information for them. Mr. Villeneuve wanted to understand where they were going with all the water since this was a big building and would like to hear how they can get a better distribution rather than having it go somewhere. He would like to hear some better ways of dealing with runoff and talked about an infiltration basin. Mr. Chadwick explained that there would be an infiltration basin in the front of the building which would help treat the surface runoff and discharge it to a secondary treatment swale. The runoff that is in the back of the building would be collected via a closed drainage system and outletted into the existing ditch and down Dartmouth Drive. A brief discussion ensued with drainage. Mr. Villeneuve would like to see the water remain onsite and keep the water going back in the ground. At this time, the Board reviewed the site plan that was provided to them by Mr. Chadwick. Mr. Villeneuve did not see any issues with what Mr. Chadwick was proposing and believed that everything else looked good. Mr. Rolfe also agreed with Mr. Villeneuve.

Mr. Chadwick asked if there were any further questions. Mr. Villeneuve reiterated that he would like to see as much of the water to remain onsite but otherwise the proposal looked good. Ms. Heaton added that they were really close to the wetland. Mr. Villeneuve explained to Ms. Heaton that if she were to look at this wetland that it was not a high value wetland area even though it is shown as a lot of wetland and believed that the ground was saturated most of the time.

Mr. Chadwick informed the Board that they would be submitting a formal application with the Planning Board and would go from there. A brief discussion ensued with regard to the number of parking spaces. Mr. Chadwick stated that it was in the Town of Auburn's Regulations that if you have a 43,000 square foot building that 43 parking spaces would be required.

At this time, Mr. Chadwick thanked the Board for their time and exited the meeting.

**Paul Mackin  
36 Copley Court, Tax Map 8, Lot 29-12  
Zoned Residential Two  
Discuss Invasive Species**

Mr. Porter began by saying that he received an e-mail from Mr. Mackin requesting that the Conservation Commission to go and investigate the invasive species on his property. Mrs. Donovan asked if he knew what it was. Mr. Porter stated that he had pictures. Ms. Heaton asked if it was pertaining to plant or animal. Mr. Porter said plant.

**Swisher Realty 140, LLC  
Alliance Landscaping  
140 Rockingham Road, Tax Map 9, Lot 9  
Zoned Commercial Two  
Discuss Abutter Complaint**

Mr. Porter moved on to discuss the issue with regard to an abutter's complaint with regard to Alliance Landscaping and the fact that they were burning at all hours of the day and night. Mr. Villeneuve did not believe that had anything to do with the Conservation Commission. A brief discussion ensued with regard to the location for Alliance Landscaping being in a Commercial zone and Residential being behind the Commercial zone.

Mr. Villeneuve went on to talk about Mr. Hayek on McQueston Drive cutting in the wetland buffer. Mr. Villeneuve explained what had occurred approximately 8 years ago with Mr. Hayek when he cut in the wetland buffer and that he had to replant new trees.

**OLD BUSINESS**

**Dufresne Conservation Easement  
Dearborn Road, Tax Map 11, Lot 30  
Update**

Mr. Porter informed the Board members that this has finally closed.

Mr. Villeneuve asked Mr. Porter if Mr. Herman sent him an e-mail with the numbers stating what was left in the Conservation Easement Account. Mr. Porter explained that the fund balance was approximately \$200,000 that was left in the kitty.

**MINUTES**  
**MARCH MEETING**

Mr. Burnham moved to accept the minutes of March 1, 2016 as written, Mr. Fehrenbach seconded the motion. A vote was taken; all were in favor, the motion passed.

**ADJOURN**

Mr. Villeneuve moved to adjourn the Hearing. Mrs. Donovan seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 8:15 p.m.

*The next Conservation Commission meeting will tentatively be held at the Town Hall, 47 Chester Road on Tuesday, May 3, 2016.*