

**Town of Auburn  
Conservation Commission  
Public Hearing  
October 3, 2017**

**Members present:** Jeff Porter-Chairman; Peg Donovan, Vice Chair; & Alan Villeneuve (7:06pm), Member. Richard Burnham & Diana Heaton, Alternates.

**Absent:** Stephanie Hanson and Ed Fehrenbach, Members.

Mr. Porter called the meeting to order at 7:00 p.m. and asked the Board members to introduce themselves to everyone present. Mr. Porter began with the first discussion which was with Mr. Maynard.

Mr. Porter elevated Mr. Burnham to full voting status for tonight's meeting.

**Joseph Maynard  
On Behalf of David & Ann Marie Rioux  
40 Spofford Road, Tax Map 16, Lot 16  
Discuss wetland encroachment**

Mr. Maynard began by passing out copies of the proposed subdivision of one lot. Mr. Maynard explained the location by saying that they are trying to subdivide a lot off the property on Peachtree Road. Mr. Maynard went on to say that, as part of the review process, Mrs. Rouleau-Cote noted the encroachment to the wetland buffer. Mr. Maynard added that the house was built in 2006 and there was a dredge and fill granted for a culvert that existed down in one area of where the driveway is located. Mr. Maynard talked about the notice he received from Mrs. Rouleau-Cote pointing out the encroachment into the wetland buffer and informed him that it would need to be addressed and that was why they were before the Conservation Commission tonight. They are trying to resolve this issue and explained that the buffer must have been reduced because a lot of the house and driveway is within the buffer. Mrs. Donovan was going to ask about that and thanked Mr. Maynard for explaining. Mr. Porter commented that he recalled when this came in about the driveway that a dredge and fill would be required but his concern is with the parking area that came in without any permitting and is clearly inside the buffer and should have never been allowed. Mr. Porter believed that the whole area be returned to its natural state. Mr. Porter wanted to see a restoration plan and talked about when he did google earth that there were a lot of vehicles parked in an area that shouldn't have vehicles parked in that area. Discussion ensued regarding the reclamation plan and the area to be restored to its natural state. Mr. Maynard suggested loaming and reseeding it and leaving to go back to its natural state.

The Board members and Mr. Maynard talked about the area being used for parking. It was noted that the area was not graveled or paved but was just a very hard packed soil. There was discussion on whether or not to do test pits in a few areas to do some soil comparisons. The Board agreed and Mr. Porter asked when they would be able to come back before the Board with a plan. Mr. Maynard asked when the Board would be meeting next. Mr. Porter said next month. The Board's next meeting is scheduled for Tuesday, November 7<sup>th</sup>. Mr. Maynard indicated that they would be back on November 7<sup>th</sup> to meet with the Board with a restoration plan.

**Douglas Dinnsen**  
**21 Hawthorne Drive, Tax Map 5, Lot 69-7**  
**Discuss Temporary Access to be Permanent**

Mr. Dinnsen was not present for tonight's meeting therefore no discussion took place.

**George Chadwick**  
**On Behalf of LBK, LLC**  
**50 Raymond Road, Tax Map 26, Lot 13**  
**Discuss Potential 2<sup>nd</sup> Tenant**

Mr. Chadwick began by saying that he was before the Board tonight on behalf of Mill City Energy for the property located on Raymond Road and they were before the Board back in May looking for approval for a single user for the building. Mr. Chadwick went on to say that, since that time, the owner would like to make it a dual tenant building with the same type of users where parking is calculated on the number of employees. Mr. Chadwick explained that they basically doubled the parking that exists there now for his use. Mr. Chadwick went on to explain the site plan and the location of wetlands on the property and abutting the property. What they would like to do is increase the pavement by approximately 1,067 square feet which will allow him to be able to access the back of the building. Mr. Chadwick understood that he would also need to submit an application to the Zoning Board of Adjustment because of the encroachment into the 125-foot wetland buffer. Mr. Chadwick informed the Board that he was before the Board tonight to try and get some feedback from the Board to see how they feel before he submits an application to the ZBA. Mr. Chadwick also stated that he would be going before the Planning Board tomorrow night to present the same thing to get what their feelings are about the proposal.

Mr. Chadwick also mentioned that he had some ideas on how to mitigate this but has not drawn it on the plan yet because he wanted to get a sense of how the Board feels about it. Mr. Chadwick pointed out one way was to construct a bio retention swale. Mr. Chadwick also stated that, none of this work would require any vegetation to be removed. Mr. Chadwick talked about drainage and pointed out that currently the sheet flows off the pavement directly over the lawn area and into the wetland. A brief discussion ensued with regard to no treatment out there currently.

The Board talked about the parking and how close the parking was to the wetlands currently. Mr. Chadwick believed the parking currently was approximately 15 to 20 feet from the edge of wet. Mr. Chadwick also mentioned that this property all pre-dated the zoning.

Mr. Porter asked about the septic and Mr. Chadwick stated that it was in the back of the building and that it was within the 125-foot wetland buffer. Mrs. Donovan asked if the septic was big enough for two tenants. Mr. Chadwick believed it was as there was possibly going to be eight (8) employees. Mr. Porter talked about overnight parking and parking of vehicles and vehicle drainage and any hazardous materials from vehicles so close to the wetlands. Mr. Villeneuve asked Mr. Chadwick how he intended to address the existing parking and what Mr. Porter said. Mr. Chadwick again mentioned the bio retention swale in the back side. Mr. Chadwick added that he was not adding new parking within the buffer zone but that all new parking would be outside the buffer zone. Mr. Chadwick did state that he would be adding about 1,067 square feet of pavement within the buffer zone and this pavement would not be for vehicles to sit there overnight. Mr. Villeneuve commented that essentially, they would be adding 1,067 square feet of impervious to a lot that was already over developed in the boundaries and asked about the environment. A brief discussion ensued regarding pavement and type of pavement to be used and the cost. Snow Storage areas were discussed and noted that it was not shown on the plan.

In conclusion, Mr. Chadwick stated that they would love to have the Board's support before they go to the ZBA and in the meantime, he would speak to Mr. Joy to come up with some solutions before going before the Planning Board tomorrow night. Mr. Chadwick talked about adding some buffer and thanked the Board for their time and exited the meeting.

## **MINUTES |**

### **September 5, 2017 MEETING**

**Ms. Heaton moved to accept the minutes of September 5, 2017 as written, Mrs. Donovan seconded the motion. A vote was taken; all were in favor, and the motion passed.**

## **OLD BUSINESS**

Mr. Porter talked about the ATV issue discussed at the last meeting and informed the Board members that boulders could not be placed at the entrances as it was considered an emergency fire access road. Mr. Porter was checking on the Wethersfield Subdivision covenants and documentation. Mr. Porter indicated that he would be speaking with the Selectmen to see what could be done if anything and would get back to the Board members with an update at the next Conservation Commission meeting.

## **NEW BUSINESS**

Mr. Porter asked if there was any new business to be taken up at this time. Mr. Villeneuve mentioned that he was informed about logging being done on Eva Lunnie's conservation property by a concerned citizen. Mr. Villeneuve stated that there was a forestry plan that was filed and it looks like it has been clear cut. Mr. Villeneuve also mentioned that he called Rockingham Conservation and asked them if clear cutting was part of their forestry plan and has not heard back from them. Mr. Villeneuve was just checking on someone's inquiry about the activity being done.

In conclusion, there were a few Scouts from Troop 127 that were present at tonight's meeting as they had to attend a meeting within their community and asked Mr. Porter if he would sign their reports to acknowledge that they were present at tonight's meeting to listen to the discussions. Mr. Porter was happy to sign their reports and the two (2) scouts thanked Mr. Porter and the Board members and exited the meeting.

## **ADJOURN**

**Mr. Villeneuve moved to adjourn the Hearing. Ms. Heaton seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:50 p.m.**

*The Conservation Commission will tentatively be held at the Town Hall, 47 Chester Road on Tuesday, November 7, 2017 unless otherwise noted.*