

**Town of Auburn
Conservation Commission
Public Hearing
November 7, 2017**

Members present: Jeff Porter-Chairman; Peg Donovan, Vice Chair; Ed Fehrenbach, Member & Alan Villeneuve (7:06pm), Member.

Absent: Stephanie Hanson, Member. Richard Burnham & Diana Heaton, Alternates.

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.

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

Mr. Chadwick began by saying that he was before the Board tonight on behalf of Mill City Energy. Mr. Chadwick explained that he received approval from the Planning Board in the Spring of this year and visited the Conservation Commission for a single tenant user for the building. Mr. Chadwick went on to say that, since that time, Mill City Energy would like to possibly make this a two (2) tenant building in the future. What they would like to do is set it up today so that if in the future something ever happened to his business and he had to lease out some of the space then he could do that. They would like to put in the electrical panel and anything else that is necessary for a two (2) tenant building. Mr. Chadwick also informed the Con Com that, they have spoken with the Building Inspector who informed them to go back through the planning process. In doing so, they went through the Con Com and went through the Planning Board conceptually and presented a proposed plan. Mr. Chadwick pointed out the plan to the Board and reviewed it with the Board members. Mr. Chadwick talked about the wetlands, the pavement and parking outside the buffer or within the existing edge of pavement that is existing. A brief discussion ensued with the Board members. Mr. Chadwick stated that they received relief from the Zoning Board of Adjustment with regard to the wetlands and agreed to remove 760 square feet of existing pavement. Mr. Porter asked if they would be redoing the septic. Mr. Chadwick indicated that they would be redoing the septic. Mr. Chadwick passed out copies of the plan for the Board members to review. Mr. Chadwick informed the Board members that they are meeting with the Planning Board next week to present it to them for a formal site plan.

A brief discussion ensued with regard to water runoff and also where the runoff goes off the roof where the proposed loading dock would be located. The Board members and Mr. Chadwick also talked about the restoration of the wetland buffer and possibly spreading loam in certain areas. Discussion ensued with regard to the high-water mark and creating a swale/berm in a specific area and Mr. Chadwick believed they could do something like that.

In conclusion, Mr. Chadwick stated that, that was about all that would be done and asked the Board if they had any questions. Mr. Porter asked about snow storage. Mr. Chadwick pointed out the locations to be used for snow storage. The Board members suggested to put the snow storage in an area to allow it to infiltrate into the soils. Mr. Villeneuve mentioned possibly creating a swale to allow the snow to melt toward the infiltration area.

Mr. Porter asked the Board members if they had any further questions. None were noted. With that in mind, Mr. Porter believed that he would entertain a motion to accept the plan as presented tonight.

Mr. Villeneuve had a concern with regard to the second tenant and wanted to see them come back before the Planning Board when they have a potential second tenant because he did not feel comfortable just allowing anything to go in there when the Board did not know what that would be. Mr. Chadwick understood the Board's concerns and informed the Board that the Planning Board has not placed any restrictions on them but only what was allowed in the zone but believed that they could come back before the Planning Board once they have a potential tenant. Mr. Roy informed the Board that he has met with Mrs. Rouleau-Cote, Building Inspector and Captain Saulnier of the Auburn Fire Department and they did bring that up and basically what it came down to was that, once they have a potential tenant that they would come back before the Planning Board for site plan review.

Finally, Mr. Villeneuve commented that, if they were agreeable in adding that swale or berm that he was fine with the proposed plan. Mrs. Donovan pointed out that there was a lot of improvement which was good to see.

Mr. Villeneuve moved to accept the plan as presented tonight, November 7, 2017, Mrs. Donovan seconded the motion. A vote was taken; all were in favor, and the motion passed.

Mr. Porter thanked Mr. Chadwick for his presentation and the discussion ended. Mr. Chadwick and Mr. Roy exited the meeting.

Mr. Villeneuve left the meeting at 7:24 p.m.

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

Mr. Maynard began the presentation on behalf of Mr. Rioux and stated that he was before the Board last month and since then they have conducted some test pits and informed the Board members that there were some sandy soils. Mr. Maynard talked about the grade of the area which is about 2% and what they intend to do is re-loam the area and seed it with a mixture of conservation mix and a woody shrub type of mix so it will have a chance of being restored. Mr. Maynard believed this could be done in the spring because any restoration this time of year would not take. Mr. Maynard informed the Board members that they did have an application before the Planning Board to subdivide off a lot on Peachtree Road. Mr. Maynard believed that they could get conditional approval with the thought that the plan does not get signed until restoration has taken place. A brief discussion ensued with regard to excavation of the area. Mr. Maynard did not believe anything has been taken out of the area.

Mr. Porter informed Mr. Maynard that Mr. Schauer gave him a call last week asking what the intent was and that he had relayed back to him that restoration was in order based on what they had seen. Mrs. Donovan asked about taking that sandy loam off is something they are planning on doing. Mr. Maynard did not believe it needed to come out because it was still infiltrating water through there. Mr. Porter asked how soon they would be doing the work. Mr. Maynard indicated that he would not want to do anything until Spring time around April/May. Mr. Porter asked if they should revisit this in the Spring. Mr. Maynard stated that he did not have a problem with the Board not signing the plan until they do the work but he would just like to wrap up the subdivision. Mr. Maynard further added that the lot being subdivided does not affect the restoration and that he would be agreeable to conditional approval subject to. A brief discussion ensued with regard to restoration. Mr. Porter asked what type of equipment would be used. Mr. Maynard said that he would use an excavator and just drag it across the surface. Mr. Fehrenbach suggested that he wouldn't even ruff it up but would just loam, seed it and do woodchips and leave it alone.

In conclusion, Mr. Porter indicated that it sounded good and that he would talk to the Planning Board too. Mr. Maynard thanked the Board and exited the meeting.

Mr. Villeneuve rejoined the Board at 7:32 p.m.

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

Mr. Dinnsen began by saying that he was before the Board a while ago to discuss a temporary driveway and at the time discussed with the Conservation Commission about reclassifying the level of wetland located on his property. Mr. Dinnsen stated that there

were three (3) wetland scientist that stated that it was not a vernal pool. Mr. Dinnsen informed the Board members that he had a letter from Mr. Sokoloski which Mr. Dinnsen presented to each of the Board members for review. Mr. Dinnsen asked the Board to reclassify the wetland as a Level 3. Discussion ensued between Mr. Dinnsen and the Board members and Mr. Dinnsen indicated that it was not a vernal pool. Mr. Porter pointed out that there were a lot of factors to determine what is a vernal pool and the type of soils would determine what the setbacks would be.

Mrs. Donovan asked Mr. Dinnsen what his goal was to reclassify the wetland. Mr. Dinnsen stated that what he would like to do is clean it up a bit and plant ornamental plants in that location instead of what is there now. Mr. Porter thought Mr. Dinnsen wanted a second driveway. Mr. Dinnsen said no that all he wanted was to restore the area to how he would like to or his wife. Mr. Villeneuve asked if he would be doing any of this this year. Mr. Dinnsen said no. Mr. Villeneuve suggested taking a photo and show the Board what he intended to do. Discussion ensued with regard to the wetland.

In the end, the Board believed they would like to do a site walk of the area Mr. Dinnsen would like to restore and put ornamental plantings and asked Mr. Dinnsen to come back in the Spring. Mr. Villeneuve wanted to see how the water flowed on the property. Mr. Dinnsen understood and stated that he would take pictures and come back before the Board members in the Spring to discuss this further.

Mr. Dinnsen thanked the Board members for their time and exited the meeting.

Ara Tamzarian
Tanglewood Drive, Tax Map 4, Lot 19
Discuss Wetland Area

Mr. Tamzarian did not show up for the meeting tonight and therefore no discussion took place.

MINUTES
October 3, 2017 MEETING

Ms. Heaton moved to accept the minutes of October 3, 2017 as written, Mrs. Donovan seconded the motion. A vote was taken; all were in favor, and the motion passed.

OLD BUSINESS

NEW BUSINESS

ADJOURN

Mr. Porter moved to adjourn the Hearing. Mr. Villeneuve seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 8:09 p.m.

The Conservation Commission will tentatively be held at the Town Hall, 47 Chester Road on Tuesday, December 5, 2017 unless otherwise noted.