

**Town of Auburn  
Conservation Commission  
May 1, 2018**

**Members present:** Jeff Porter-Chairman, Alan Villeneuve, Member. Richard Burnham, Alternate.

**Absent:** Peg Donovan, Vice Chair. Ed Fehrenbach & Diana Heaton, Members. Stephanie Hanson, Alternate.

**Others present:** Joe Wichert

Mr. Porter called the meeting to order at 7:00 p.m. and introduced the Board members. Mr. Porter also elevated Mr. Burnham to full voting status for tonight's meeting in order to make a quorum.

At this time, Mr. Porter moved on to the first discussion on the agenda.

**NEW BUSINESS**

**Joe Wichert  
254 Rockingham Road, Tax Map 25, Lot 45  
Discuss Reduction of Wetland Buffer  
Zoned Industrial**

Mr. Wichert began by passing out copies of a proposed plan showing the building along with the wetland buffer on the property and stated that he was before the Board tonight on behalf of Mr. and Mrs. Erwin. Mr. Wichert stated that he was before the Planning Board back in October and explained that they had started it and came across some issues and now they are trying to resurrect it. Mr. Wichert explained where the lot was located and commented that the lot was very narrow and long which had about 140 feet of frontage. Mr. Wichert went on by pointing out the area that would be impacted which was to the west of the property. Mr. Wichert indicated that they were unsure where the septic was located and pointed out that the lot and house predates the ordinance.

Mr. Wichert informed the Board members that, Mr. Erwin owns Erwin Precision which is a manufacturing shop located in Manchester and that he is looking to move out of Manchester and come to Auburn. They are looking to put up a 50ft by 120ft building with a small parking area to the front. The low spot on the lot, which is located to the front of the property is where they are looking at putting in some sort of drainage pond so something like that. Mr. Wichert stated that they have roughly 12.2 worth of buffer

and they were probably not going to be able to save an awful lot of it. Mr. Wichert added that, what they are trying to get input from the Board on is before they undertake the process and go to the ZBA or do whatever is what's the Conservation Commissions comments. Mr. Wichert indicated that it was a tough lot and want to see what the best way to move forward would be so they are looking for whatever input the Board is willing to give them.

Discussion ensued with the location of the building and the Board noted that the driveway would be moved from its current location which would include more building and more parking. Mr. Porter asked about the runoff. Mr. Wichert pointed out that it would be placed to the front of the property within the low spot and did not know whether they would go with a pond or go with underground chambers as they were not sure yet.

Mr. Burnham asked about the rear of the property and if it would be left alone. Mr. Wichert said that they would be leaving it alone but may put a leachfield directly behind the building. Again, the Board and Mr. Wichert talked about the detention pond. Mr. Wichert added that, back in December they submitted to the ZBA and they had a layout that pushed the building further out and now the building is bigger but the encroachment is roughly the same. A brief discussion ensued with regard to the buffer and the location of the existing house. Mr. Porter asked about possibly moving the building up a little. Mr. Wichert answered by saying that, the cost of building on a hill was substantial enough that it would not work. They will have 1,400 square feet more impact but the cost savings are pretty severe.

Mr. Porter asked what the amount of coverage of the Level 2 was. Mr. Wichert looked on the plan and indicated that it was not labeled and he was unsure. Mr. Villeneuve believed it ran across the road as there was a culvert there and believed it was a Level 2 wetland and added that it was an improvement to the property. Mr. Villeneuve also suggested moving the building a little bit further and was concerned about treating the water coming off the building. Mr. Wichert talked about possibly putting in a dry well and grading and treating the runoff.

Mr. Porter also commented that what they were proposing to do was a huge improvement. Mr. Wichert stated that his understanding of the process is that they would probably have to go before the ZBA for a reduced setback and the ZBA will probably ask the Cons Com for an opinion or would they have to come back with a formal application. Mr. Wichert went on to say that, before they go ahead and spend more money that they wanted to make sure that they were on the right path. Mr. Porter believed that they were on the right path and asked when they would be going before the ZBA. Mr. Wichert did not know when the deadline was and Ms. Royce informed Mr. Wichert that he would be looking at going before the ZBA in June. Mr. Porter believed that if they were going before the ZBA in June that they could make a recommendation.

Mr. Villeneuve pointed out that if they were going before the ZBA at the end of June that the Cons Com would be meeting again at the beginning of June so Mr. Wichert could show that the water was being treated and further believed that they would support their request for a reduced buffer. Mr. Wichert asked if the Cons Com would be looking for the whole thing engineered. The Board said no that, they would not be looking for that but the Planning Board would be. Mr. Wichert believed they would be looking at possibly going for a CU (Conditional Use Permit). A brief discussion ensued and the Board stated that either the Planning Board or the Zoning Board of Adjustment would be looking for input from the Conservation Commission.

In conclusion, Mr. Porter thanked Mr. Wichert for his presentation and Mr. Wichert and Mr. and Mrs. Erwin exited the meeting and the discussion ended.

## **OTHER BUSINESS**

**Kristin & Mark Travassos, Trustees**  
**405 Wilsons Crossing Road, Tax Map 2, Lot 4**  
**Discuss Site Walk for Wetland Buffer and ZBA Hearing**

Mr. Porter informed the Board members about what had occurred at the ZBA hearing where the Travassos requested a reduction down to 75 feet which was granted by a vote of 4 to grant and 1 to deny. A brief discussion ensued with regard to the ZBA hearing which can be found in the ZBA meeting minutes of Tuesday, April 27<sup>th</sup>.

Mr. Porter further informed the Cons Com that a gardening plan was submitted of which the Cons Com members did not see prior to the ZBA meeting.

## **MINUTES**

**Mr. Burnham moved to accept the minutes of April 3, 2018, as written, Mr. Villeneuve seconded the motion. A vote was taken; all were in favor, and the motion passed.**

## **NEW ALTERNATE**

Mr. Porter introduced Kayla Beliveau to Mr. Burnham and Mr. Villeneuve as Ms. Beliveau has filled out an application to be on the Conservation Commission as an alternate member. Mr. Porter informed Ms. Beliveau that he would submit her application to Mr. Herman to submit to the Board of Selectmen. Ms. Beliveau explained that she would like to become a Fish and Game Officer and her biggest passion is

search and rescue. Ms. Beliveau thanked Mr. Porter and the Board members for their time and the meeting ended.

## **ADJOURN**

**Mr. Villeneuve moved to adjourn the meeting. Mr. Porter seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7.32 p.m.**

**The next Conservation Commission meeting is currently scheduled for Tuesday, June 5, 2018 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.**