

**Town of Auburn  
Conservation Commission  
April 5, 2022**

**Members present:** Jeff Porter-Chairman. Peg Donovan, Vice Chair. Richard Burnham, Member. Stephanie Hanson, Alternate Member. Minutes recorded by Denise Royce.

**Absent:** Diana Heaton & Ed Fehrenbach, Members. Mark Ampuja, Alternate Member.

**Also Present:** Tara & Richard Scheidell.

Mr. Porter called the meeting to order at 7:00 p.m. and asked everyone to introduce themselves to everyone present tonight. Mr. Porter moved into the discussions and began with Mr. George Chadwick.

## **GENERAL BUSINESS**

**George Chadwick  
On Behalf of 22 Dartmouth Drive, LLC  
266 Rockingham Road, Tax Map 25, Lot 44  
Zoned Industrial  
Discuss Major Site Plan Review (Contractor Bays)**

Mr. George Chadwick presented on behalf of the applicant and began by giving a little background of the property. This property has been before the Board a few times now with the most recent around 2016 for a warehouse type building. Mr. Chadwick informed the Board that the wetlands have been mapped and that nothing has changed in the existing conditions from back in 2016 except for trees being removed and the house being removed. Mr. Chadwick pointed out the edge of wetlands and the buffer zone for the wetlands. Mr. Chadwick indicated that they will be submitting to the Planning Board for a Conditional Use Permit and the amount of buffer impact is 40,800 square feet. Back in 2016 it was 39,000+/- . Mr. Chadwick explained the drainage and how it is routed and believed it had not changed and the basins were the same and was the same size and location. Mr. Chadwick also explained that as part of the original approval as well as this approval they are looking to restore the existing driveway that is located off of Rockingham Road by loam and seeding it. The project itself is what the town has classified as a Multi-Unit Commercial Establishment which is basically contractor bays where someone may come in and rent the building such as plumbers or electricians. This is similar to what was approved on King Street. The driveway will come off of Dartmouth Drive and Mr. Chadwick pointed out the parking around the building. Mrs. Donovan asked

how many units this would consist of. Mr. Chadwick stated that there would be 19 units which would be storage/contractor bay units with Building #1 being 10,800 square feet and Building #2 being 11,880 square feet which would be approximately 22,000 square feet in total.

Mr. Chadwick went on to say that all stormwater would be collected and treated and discharged which would be reviewed by Stantec as part of the review process. Mr. Chadwick also commented that there was a Dredge and Fill on the other project and pointed out the location on the plan which was approximately 275 square feet which was approved. They are looking to utilize that Dredge and Fill as well to include utilities in that area.

Mr. Porter asked about the original plan and stated that there was no discussion about doing the clear cutting on the parcel. Mr. Chadwick was unaware of the clearing cutting and explained that he was not involved in that process. Discussion ensued with regard to the clear cutting of the trees and the disturbed areas. Mr. Porter requested that Mr. Chadwick show the disturbed areas if it has been disturbed as they would need to see it on the plan. A brief discussion ensued with regard to the areas cleared. Mr. Chadwick stated that he would indicate the tree line on the plan to have when they go through the Planning Board process. Mr. Eaton who will be assisting in this project explained the location of where the cutting had occurred and believed that they removed the trees from where the existing driveway is located on Rockingham Road.

Mrs. Donovan asked about parking because the last time they presented there was a lot of parking spaces that were needed and asked if it was the same. Mr. Chadwick stated that they required a waiver to have parking as it was more than the town required and this plan does not need the excess parking for this plan. With this plan were trying to hold the Town of Auburn's regulations so they do not have an issue.

Mr. Burnham talked about this building as opposed to the previous building which was much larger. Mr. Chadwick commented that these two (2) buildings were half the size of the last proposal and that the parking requires 67 spaces and they have provided 67 spaces.

Mrs. Donovan asked if the units would be used just for storage or would there be any waste coming out of them. Mr. Chadwick stated that he did not believe there would be any waste but commented that, they did agree at the ZBA Hearing that there would be no retail type services out of these buildings. Mr. Chadwick explained that there would be parking in front of the units with a 200 square foot office in the front and the remainder being storage/warehouse where plumbers and electricians store their materials. Mr. Chadwick commented that, there may be a unit that is rented that they may store their car in it, but it was in no way a self-storage facility.

Ms. Hanson asked if there could vehicle maintenance in there. Mr. Chadwick said no but there may be a someone that may work on their own motorcycle or something like that. A discussion ensued with regard to vehicle maintenance and the fact that these were not to be utilized as a maintenance facility. Ms. Hanson asked Mr. Chadwick to talk about the stormwater management a little more. Mr. Chadwick explained that in the catch basins there is a hood which will then go into a treatment swale. Mr. Chadwick talked about a dual type of retention system.

Mr. Chadwick stated that they meet all the state requirements for the AOT (Alternation of Terrain). Mr. Burnham asked about the Fire Department. Mr. Chadwick stated that they have passed it by the Fire Department, and they have requested a fire hydrant onsite and the fire trucks can get around easily enough. It was noted that the property is serviced by public water. Mr. Chadwick also pointed out that they are looking at 25.6% impervious where 40% is the maximum.

Mr. Porter stated that he would like to see a re-map of the tree line and a re-vegetative plan to restore the buffer area. Mr. Chadwick stated that he would have to go out there and look at it and did not want to commit to anything because if they have to put an excessive amount of money into revegetation then this proposal will not happen.

Ms. Hanson had some concern of above ground storage of chemicals and petroleum products. Further discussion ensued with regard to spillage and the like. Ms. Hanson thought maybe they may want to look into an SPCC plan (Spill Prevention, Control & Countermeasures Plan). Mr. Chadwick commented that, could they leave it in Mrs. Rouleau-Cote's hands and whereby if they have something like that come in that they have a spill prevention plan prepared. Mr. Burnham believed that the likelihood was pretty high that there will be someone who will be repairing small engines. Mr. Chadwick stated that if they have a painter in there that they may have gallons of paint.

Mr. Porter asked Mr. Chadwick when he would be going before the Planning Board. Mr. Chadwick stated that they are going before the Planning Board on Tuesday, April 20<sup>th</sup>.

Mr. Eaton believed that, Mrs. Rouleau-Cote would be aware of every occupant that goes into these units because they would be coming in to see her for a Building Permit to customize the units to their liking. Mr. Eaton also talked about the landlords responsibility when renting these units to individuals.

Mr. Porter again reiterated his concern about the buffer impact and the revegetation plan and believed the plan as a whole was fine but the concern was basically regarding the clear cutting that has been done. Mr. Porter added that what goes on in the units was a Planning Board issue. Mr. Chadwick understood what Mr. Porter was saying and believed that they would give their comments to the Planning Boar. Mr. Porter said yes

and once they see the revised plans then they can give conditional approval in May. Mr. Chadwick indicated that they were looking to receive conditional approval on April 20<sup>th</sup>. Ms. Hanson also added that could they provide a spill prevention plan submitted to the town if they have storage of hazardous material and mentioned the SPCC Plan. A brief discussion ensued with regard to a spill prevention plan. Mr. Chadwick understood what Ms. Hanson was saying and would take it into consideration.

Mr. Chadwick asked the Board members if they had any other concerns. Mr. Porter stated that he would get something to him prior to the Planning Board meeting on April 20<sup>th</sup>. At this time, Mr. Chadwick and Mr. Midolo both thanked the Board for their time and the discussion ended.

Mr. Porter moved on to the next discussion on the agenda.

**Richard & Tara Scheidell**  
**59 Juniper Circle, Tax Map 8, Lot 25-26**  
**Zoned Residential Two**  
**Discuss Wetland Buffer for Pool**

Mrs. Scheidell began by saying that they are interested in putting in an inground pool and during the design process they found out that it would be going into the wetland buffer. Mr. Porter asked about the impacts to the wetlands. Mr. Porter also commented that they would have to obtain an engineer involved in the process. Mr. Burnham asked if they have contacted a pool company yet. Mrs. Scheidell said yes. At this time, the Board reviewed the foundation certification plan along with the septic plan. Mrs. Scheidell pointed out the inground pool and patio along with the location of the gazebo. Mrs. Scheidell also stated that it was already cleared where the location of the pool would be located. Mrs. Scheidell commented that she had spoken with Mrs. Rouleau-Cote and she suggested that they go speak with the Conservation Commission. Mrs. Scheidell informed the Board members that the backyard is flat and that the 125 foot wetland setback comes almost to the middle of their backyard. A brief discussion ensued with regard to the wetland buffer. Mr. Porter explained that the builder was supposed to indicate where the buffer was located by installing placards that say "Wetland Buffer – Do Not Disturb". Mr. Porter suggested that they change the size of the pool or possibly move the gazebo. Mrs. Scheidell stated that they have tried that but the location of the septic and they also have a shed and they need to maintain 60-feet from other structures so basically where the pool is placed is the only location possible. Mr. Burnham asked about being closer to the house. Mrs. Scheidell stated that there is a deck coming off of the back of the house. Mr. Porter stated that the buffer is a no disturb buffer and you're not supposed to be mowing in it as well. Mrs. Scheidell asked if they would be able to do this. Mr. Porter stated that there were other options. Mr. Burnham commented that they would want to meet with the engineer and pool person and they would be right on them

as far as the plan and they've dealt with those kind of guys before. Mr. Porter reiterated that the orientation of the pool and the gazebo is certainly something to look at as an option. Mr. Porter asked if it was possible to move the pool closer to the house. Discussion ensued with regard to the stairs coming off the deck and moving the gazebo. Mr. Porter commented that they try so hard to maintain the 125-foot buffer.

Mrs. Donovan asked what type of roof the gazebo would have. Mrs. Scheidell said it would be an "A" frame roof. Mr. Scheidell suggested that they plant more trees in order to make this work. Mr. Porter made a few suggestions to the homeowners to maybe slide the pool down a bit or rework the location of the gazebo. Mr. Porter believed it could be possible but he definitely wanted to see some changes in the plans. Mrs. Scheidell did not believe that the Board would give approval to do this and Mr. Porter agreed and indicated that they would not get the Board to accept this. Mr. Porter believed there were ways to make it happen without impacting the wetlands. Mr. and Mrs. Scheidell thanked the Board and the discussion ended.

Mr. Porter moved on to acceptance of the minutes for September 14, 2021.

## **MINUTES**

**Mr. Burnham moved to approve the minutes of September 14, 2021 as written. Ms. Hanson seconded the motion. A vote was taken, all were in favor and the motion passed unanimously.**

## **OTHER BUSINESS**

Mr. Porter wanted to update the Board with what has been going on in town and informed the Board that Tanglerock is looking to come back before the Planning Board with a 55+ development with 61 units and pointed out that it would probably be before the Cons Com soon.

Mr. Porter went on to talk about the property on Chester Turnpike where there was three (3) lots and where a common driveway was approved for two (2) of the lots.

Mr. Porter asked if there was any further business to discuss. None was noted. With that said, Mr. Porter asked for a motion to adjourn.

## **ADJOURN**

Mr. Porter asked for a motion to adjourn.

**Mrs. Donovan moved to adjourn the meeting. Mr. Burnham seconded the motion. A vote was taken, all were in favor, the motion passed unanimously, and the meeting stood adjourned at 8:10pm.**

**The next Conservation Commission meeting is currently scheduled for Tuesday, May 3, 2022 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.**