

**Town of Auburn
Conservation Commission
August 8, 2023**

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

Absent: Stephanie Hanson, Diana Heaton & Ed Fehrenbach, Members.

Also Present: Matthew Peterson, Keach-Nordstrom, Brian Cloutier & Michael & Elena Collishaw.

Mr. Porter called the meeting to order at 7:00 p.m. and stated that he would change things up a bit as one would take a little longer and moved on to discuss 80 Freedom Lane first.

GENERAL BUSINESS

**Michael & Elena Collishaw
80 Freedom Lane, Tax Map 8, Lot 42-8
Discuss Potential Solar Arrays to be placed
Within a Level One Wetland Buffer**

Mr. Collishaw explained to the Board the proposed location of the solar arrays and that they would be ground mounted and would be stationary. The Board members and Mr. Collishaw reviewed the location of the proposed solar arrays. Mr. Porter asked how much into the 125-foot wetland buffer he was planning to go into. Discussion ensued with regard to the location and the Board members asked if there would be any tree removal. Mr. Collishaw said no that it would be placed in an area that did not have any trees. Mr. Collishaw explained that the property sloped down and that the solar arrays would be somewhat into the 125-foot wetland buffer. Mrs. Donovan asked how much disturbance would occur while it was being installed. Mr. Burnham asked if it would be prefab concrete footings that would be installed. Mr. Collishaw did not know but would find out if the Board so desires. Mrs. Collishaw explained why they could not put the solar panels on the roof, which was because of all the peaks they have in the house. Mr. Burnham asked what size of the two (2) solar arrays would be. Mr. Collishaw stated that one would be 340 square feet and the other was 272 square feet and 11 feet wide and 30 feet long and did not know the height and it would be fixed at an angle.

Mr. Porter asked the Board if they had any other questions. None were noted. At this time, the Board members concluded that they did not have an issue with what Mr. Collishaw is proposing to do. With that said, Mr. Porter asked for a motion to approve.

Mrs. Elwell moved to approve the location of the proposed solar arrays for 80 Freedom Lane, Tax Map 8, Lot 42-8 as shown on the plan provided. Mrs. Donovan seconded the motion. A vote was taken, all were in favor and the motion passed unanimously.

**Matthew Peterson, Keach-Nordstrom
On Behalf of Tanglerock Holdings, LLC &
Russell C. Sullivan
Off of Tanglewood Drive & Rockwood Terrace, Tax Map 4, Lots 13-4 & 16.
Major Site Plan Review (55+ Community Development – 62 units) &
Lot Line Adjustment**

Mr. Peterson began by introducing himself as well as the applicant, Brian Cloutier. Mr. Peterson proceeded by passing out copies of the proposed plan for a 55+ development with 62 units. The plan was presented to the Board members in color. Mr. Peterson informed the Board that they have been at this for four (4) years now. Mr. Peterson gave a little history of how the project got started by first proposing a 55+ development whereby the abutters did not like that. Then they came before the Board with a conventional subdivision, and it would have required approximately 20 Variances and about 15 waivers. Every lot would have impacted the wetlands and it was just going to be too hard and it did not make sense to do it this way. Mr. Peterson explained in detail the main location where there would be a wetland crossing which was where the two (2) roads would connect. The two (2) roads that would be connecting would be Tanglewood Drive with Rockwood Terrace.

With that said, Mr. Peterson stated that they are back with a 55+ development and would be looking at a wetland impact of 4,900 square feet. 95% of that impact is to connect the two (2) roads together. Mr. Peterson informed the Board that his total wetland impact for 62 units is a temporary wetland impact of 195 square feet. This will all meet AOT requirements for stormwater treatment and runoff. It would be a closed drainage system. Mr. Peterson pointed out that these roads are all 24 feet wide, but the town allows you to do 22 feet and they will be going down to 22 feet for roads which will bring the impact down even less.

The density count for this development was around 256 bedrooms that were allowed with 128 units, but they are proposing 62 units. Mr. Peterson also stated that there would be four (4) cul de sacs. They have done a full wildlife study which was done by GZA of which a copy was submitted to the Planning Board office.

Mr. Peterson added that they have gone out there checking every single wetland stream and when he did the original subdivision, he had to classify them as Tier 1, Tier 2, Tier 3 and vernal pools. When he goes to the 55+ he only has to do Tier 1 and Tier 2 in the

regulations. Mr. Tatem asked for a little clarification on the vernal pools, so he just needs to highlight those on the plans so that way he is good with where they are. They've shown all the setbacks. Mr. Peterson pointed out for the Board members the locations of the streams which will all be on the plan.

At this time, Mr. Peterson talked about the location that they will be digging for a community water system. They are proposing two (2) wells in a location and to do that they have to put the wells in first to make sure that they have enough water. They are working on a road to the proposed well locations. They are working with Mrs. Rouleau-Cote on this, and everyone is fine. They were going tomorrow for acceptance, but they have decided to continue that until September to give more time to complete the plans. He also needed to have Mr. Cloutier sign the plans and needs to add a bound and add abutters on the plan and that is why he is not going before the Planning Board tomorrow night.

A brief discussion ensued regarding the logging road they are using to get to the well area. Mr. Peterson also informed the Board members of the location of the infiltration pond and that they extended the gravel road. This was a road that they laid out for them, and they proposed drainage at the end of it. Mr. Porter suggested that they grass it over and when they want to go into it then they would mow it, but the road would be allowed to grow up naturally. Mrs. Elwell asked if two (2) community wells would be enough. Mr. Peterson believed they would have enough water and that one well would be used, and the second well would be for back up. Mr. Peterson commented that Bruce Lewis will be doing the wells. Mrs. Elwell thought that Mr. Peterson did a good job at avoiding all the wetlands. Mrs. Elwell asked if there was a way to place a buffer so that they don't go into the wetlands. A brief discussion ensued with regard to the wetland buffers. Mr. Peterson also stated that the buffer would be policed by the Homeowners Association as well and that it would also be placarded. Mr. Porter asked about overflow parking and storage. Mr. Peterson said they did parking for the site and they have a clubhouse and they have overflow parking at each cul de sac. They are not allowing RV's to park here and that will be in their condo docs as they want to keep this clean.

Mr. Porter encouraged Mr. Peterson to take a look at the GIS mapping that has a wildlife habitat corridor. Mr. Peterson acknowledged what Mr. Porter was saying and asked if the Board would like to do a site walk. Mr. Porter asked Mr. Peterson if he would be presenting in September. Mr. Peterson said yes. Mr. Porter suggested that they schedule it for September and the Conservation Commission will be meeting on September 12th and suggested that they schedule the site walk for September 16th at 10:00am and everyone will meet at the end of Rockwood Terrace. Mr. Porter asked Mr. Peterson if he would be going to the Planning Board on September 20th. Mr. Peterson said yes that he will not be going to the Planning Board Meeting tomorrow night and that he has already sent in a request for a continuance until September 20th.

At this time, Mr. Porter thanked Mr. Peterson and the discussion ended.

MINUTES

Mr. Burnham moved to approve the minutes of June 6th, 2023 as written. Mrs. Donovan seconded the motion. A vote was taken, all were in favor and the motion passed unanimously.

GENERAL BUSINESS

Mr. Porter discussed clean-up day in Auburn and talked about making some changes for next year.

OTHER BUSINESS

There was no other business to discuss tonight and therefore Mr. Porter asked for a motion to adjourn.

ADJOURN

Mrs. Donovan moved to adjourn the meeting. Mrs. Elwell seconded the motion. A vote was taken, all were in favor, the motion passed unanimously, and the meeting was adjourned at 7:56pm.

The next Conservation Commission meeting is currently scheduled for Tuesday, September 12th, 2023 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.