

**Town of Auburn  
Conservation Commission  
September 12, 2023**

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

**Absent:** None.

**Also Present:**

Mr. Porter called the meeting to order at 7:00 p.m. and moved right into the discussion regarding 172 Coleman Road.

**GENERAL BUSINESS**

**Steven VanKouwenberg  
172 Coleman Road, Tax Map 8, Lot 17-2  
Discuss Construction of detached Garage  
To Be Within Wetland Buffer**

Mr. VanKouwenberg began by saying he would like to construct a detached garage at the end of where his turnaround is located for easy access. Mr. VanKouwenberg presented the Board members with an original plan of when the house was built back in 1991 and did draw in where the house was placed on the property. Mr. VanKouwenberg also had photographs of the location as it exists now and pointed out where the detached garage would be located. The garage would have an open area attached that would have a roof above but no front and rear walls and no floor to be used as a pass-through. Mr. VanKouwenberg commented that he would like to go back 26 feet and the reason he would like to go back 26 feet is that he wants to be able to park his boat inside so he wouldn't have to deal with covering the boat every winter. A Brief discussion ensued with regard to what relief Mr. VanKouwenberg would be seeking from the Board. Mr. VanKouwenberg stated that he would be looking for 30 feet from the property line where 50 feet is required. Mr. VanKouwenberg explained that he would be looking to remove a large pine tree in one location and a double tree which were oak trees that would also need to be taken down. It was noted that these trees to be removed were out of the wetland buffer which the Board members did not have any issues with. Mr. VanKouwenberg also pointed out that he would be removing some of the existing asphalt and putting in an apron approximately 8 feet. The asphalt would be removed by Brook Hollow and utilized by them. Mr. VanKouwenberg talked about leveling the area that was

currently unlevel. Mr. VanKouwenberg also pointed out the location of the propane tank that it utilized just for the whole house generator. Mrs. Elwell asked if it would be a concrete pad or crushed stone. Mr. VanKouwenberg stated crushed stone to allow him to go out to the back of the property. At this time, Mr. VanKouwenberg asked the Board for their feedback and placed a scaled piece of paper the size of the proposed detached garage. Mrs. Heaton asked if the proposed garage would be 26 feet by 34 feet. Mr. VanKouwenberg said yes. Mrs. Elwell asked if he could switch the side with the concrete to take it out of the buffer if that was an option. Mr. VanKouwenberg commented that the reason he had it the way that it is shown is so that he could have a pass-through area to get to the rear of his property and he could not accomplish that if it were reversed, and the slope drops off to a real low wet area. Mrs. Donovan asked how much impact would be made on the wetlands during construction. Mr. VanKouwenberg stated that everything would be done from the high area. Mr. VanKouwenberg also stated that, he has spoken with Mrs. Rouleau-Cote, and she was not keen on the idea of ungraded wood for a roof, so he is going to go with a more traditional truss system for the roof and the walls he plans to do in red oak.

Mrs. Heaton asked Mr. VanKouwenberg if he could move the garage forward further. Mr. VanKouwenberg commented that, if he did that, he would not be able to turn around and would end up backing down his driveway and backing out onto Coleman Road. Mr. Burnham asked about the roof line and the pitch of the roof for runoff. Mr. VanKouwenberg talked about a 6/12 pitch because he needs a high door on one side that would be 18 feet wide. Mr. Burnham talked about gutters as there was a concern with runoff to divert the water. Mr. VanKouwenberg commented that it is already stormwater runoff that would be going to the roadway ditch line.

Mrs. Hanson had a question with regard to the plan dated 1989 which showed a wetland and asked if it was even a wetland anymore or was it bigger or smaller as the Board had no idea as the plan was 30 plus years old. Mr. Porter knew the area and stated that it does get active in the spring and goes down to Preston Brook. Mrs. Hanson asked what the square footage of impact would be done to the wetland buffer. Mr. VanKouwenberg believed it would be approximately 200 to 250 square feet. Mr. Burnham asked what the change its grade was in the area that is proposed for the garage. Mr. VanKouwenberg believed 3 to 4 feet that the whole area is pretty low and pointed out the location of the French drain.

Mrs. Hanson wanted to summarize what has been said earlier that there is existing fill that has been there since the house was built in 1991 and there is no existing vegetation in this area and moving it to another area cannot be done because you're up against or on the septic/leach field or you would significantly have to fill another spot on the property. So, it's not really feasible due to the grading of the property. Discussion ensued with regard to placing the garage to the left facing the property and that would not be feasible as it would be directly in front of his house and in doing this would require a lot more trees

to be removed than the two (2) currently planned to remove. Mrs. Hanson wanted it noted in the minutes.

Mr. Porter stated to Mr. VanKouwenberg that he has done a fantastic job presenting what he would like to accomplish by adding a detached garage to his property. 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. VanKouwenberg is proposing to do. With that said, Mr. Porter asked for a motion to approve the design for an auxiliary shed and garage to not exceed 20 feet into the wetland buffer. Mrs. Heaton wanted to specify that there would not be any disturbance or construction more than 20 feet into the buffer, which is what she would support.

**Mrs. Elwell moved to approve the construction of a detached garage not to exceed 20 feet into the wetland buffer and that there will be no disturbance or construction more than 20 feet into the buffer for 172 Coleman Road, Tax Map 8, Lot 17-2 as presented tonight. Mrs. Heaton seconded the motion. A vote was taken, all were in favor and the motion passed unanimously.**

Mr. Porter informed Mr. VanKouwenberg that the Board made their decision and that he did a great job presenting on his behalf. Mr. VanKouwenberg thanked the Board members for their time and exited the meeting at 7:28pm.

Mr. Porter moved on to the Public Hearing portion of the meeting and began by reading the Legal Notice into the minutes for the record and as shown below.

## **PUBLIC HEARING**

# **LEGAL NOTICE**

## **PUBLIC HEARING AUBURN, NEW HAMPSHIRE**

Pursuant to the provisions of RSA 36-A:5, II and RSA 675:7, the Auburn Conservation Commission will conduct a public hearing on Tuesday September 12, 2023 at 7:00 p.m. at the Auburn Town Hall.

The public hearing concerns the acquisition of a proposed Conservation Easement to be held by the Southeast Land Trust of New Hampshire with the Town of Auburn holding an Executory Interest. The proposed Conservation Easement would encumber a portion of the property identified as Tax Map 8 Lot 15, located on Eaton Hill Road. The total contribution towards the acquisition of the conservation easement will not exceed \$375,000, which would come from the Town of Auburn's Conservation Fund. The purpose of the Easement is to limit the use of the Property, so as to maintain it in perpetuity as open space.

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Mr. Porter stated that the language has been written and stated and we are looking for a motion to accept this proposal. Mr. Burnham asked what parcel this was. Mr. Porter explained that it was the farmhouse and land on Eaton Hill Road and the farmhouse is coming before the Planning Board on September 20<sup>th</sup> for a one lot subdivision to subdivide off the house with 3 acres of land which will leave the remainder of land to be placed into a Conservation Easement. A brief discussion ensued with regard to approving this Conservation Easement and to expend the funds to not exceed \$375,000.

**Mrs. Heaton moved to approve the expend up to \$375,000, which would come from the Town of Auburn's Conservation Fund for a Conservation Easement to be maintained in perpetuity as open space for Eaton property located on Eaton Hill Road, Tax Map 8, Lot 15. Mr. Burnham seconded the motion. A vote was taken, all were in favor and the motion passed unanimously.**

At this time, Mr. Porter moved on to the approval of the minutes dated August 8<sup>th</sup>, 2023.

## MINUTES

**Mrs. Donovan moved to approve the minutes of August 8<sup>th</sup>, 2023 as written. Mr. Burnham seconded the motion. A vote was taken, all were in favor and the motion passed unanimously.**

## **GENERAL BUSINESS**

Mr. Porter reminded the Board of the site walk for Tanglerock Holdings, LLC, will begin at 10:00am on Saturday, September 16<sup>th</sup> and everyone will meet at the end of Rockwood Terrace. Mr. Porter mentioned that it's a 55+ community with 62 units. A brief discussion ensued with regard to the site walk. It is open to the public to join the site walk. Mrs. Hanson asked about the comments regarding the Stantec Letter and wanted to know if there was a response to all the comments. Once received it will be forwarded to each Board member.

On another note, Mr. Porter brought up the upcoming Agenda for October 3<sup>rd</sup> and the Agenda will be forwarded to each Board member once completed.

## **OTHER BUSINESS**

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

## **ADJOURN**

**Mr. Burnham moved to adjourn the meeting. Mrs. Donovan seconded the motion. A vote was taken, all were in favor, the motion passed unanimously, and the meeting was adjourned at 7:55pm.**

**The next Conservation Commission meeting is currently scheduled for Tuesday, October 3<sup>rd</sup>, 2023 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.**