

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
February 1, 2017

Present: Ron Poltak, Chairman; Paula Marzloff, Vice Chairman; Michael Rolfe, Steve Grillo, Members. Jeff Porter, Jess Edwards & Tom LaCroix, Alternates. Minutes recorded by Denise Royce.

Absent: Dale Phillips, Selectmen's Representative.

Mr. Poltak called the meeting to order at 7:03p.m. and asked the Board members to introduce themselves to everyone present for tonight's meeting.

At this time, Mr. Poltak moved on to the acceptance of the minutes for January 18, 2016.

MINUTES

Mr. Grillo moved to approve the minutes for January 18th, 2017 as written, Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

ANNOUNCEMENTS/CORRESPONDENCE

➤ None were reviewed at this time.

GENERAL BUSINESS

Francesca Pittori
Belize Real Estate Holdings, LLC
5 Windsor Drive, Tax Map 2, Lot 4-3
Discuss Driveway Relocation

Francesca Pittori began by saying that she is purchasing this land and is asking the Board's permission to have her driveway off of Wilsons Crossing Road as opposed to Windsor Drive. Ms. Pittori passed out copies of the plan for the Board members to review and stated that she had a few reasons why she was asking which was because she is having her house built within the building envelope which was a four (4) bedroom house and that the driveway would be over 300 feet if she were to have it come off of Windsor Drive. The other reason was because; where the driveway would be coming off of Windsor Drive that it would be located right by a stop sign and thought it would be

an issue of cars blocking her driveway. Discussion ensued with regard to the original approved plan which Mr. Poltak was reviewing which Ms. Royce had obtained from the Building Inspector's office. Ms. Pittori explained that she had gone to Eric Mitchell and he basically said that it wasn't a big deal to change it and that he seemed like it would be okay to do as long as she had a turnaround instead of backing out onto Wilsons Crossing Road.

At this time, Mr. Porter responded to Ms. Pittori's presentation that, he had gone out to the site and what he noticed was basically that the line of sight with the grade that he is proposing would require changes to the existing road in order for it to not have a line of sight issue. Mr. Porter was concerned that someone could possibly get T-Boned right there which was a major concern to him. Mr. Porter believed that by having the driveway off of Windsor Drive was much safer. Ms. Pittori commented that the neighbor across the street had the driveway coming out there as well. Mr. Porter indicated that the house she was talking about was an old plan. Mr. LaCroix understood it to believe that the sight distance would need to be so that you were able to see 200 feet in either direction. Ms. Pittori asked the Board if she moved the driveway over a little would it make a difference. Mr. Porter did not think that it would make a difference because either way it would be problematic for her and believed that was why they made the driveway to come off Windsor Drive instead of Wilsons Crossing Road. Mr. Porter asked Mr. Poltak for his thoughts because he had also gone out to visit the site. Mr. Poltak indicated that it looked threatening to him in terms of simply moving forward. Discussion ensued with regard to the proposed plan that was presented tonight. Mr. Poltak indicated that in order to obtain a curb cut to put the driveway in that location that it would have to be looked at by a professional engineer because the Board is going to need the assurance from a public safety point that the Board is in the perimeters of what is allowable. Discussion ensued with regard to the driveway next door that was recently permitted which was just over the knoll which had to have some type of some engineering done for that one as well. The Board members agreed that if the driveway were to come off of Windsor Drive that it would be extensive.

At this time, the Board discussed the idea of possibly cutting 3.5 feet of road down which Mr. Grillo pointed out on the plan presented tonight. Mr. Poltak agreed with Mr. Grillo and explained that to Ms. Pittori that it looked like Mr. Mitchell is suggesting bringing the road down approximately 3.5 to 4 feet. Ms. Pittori stated that this was the first she's heard of this because he never mentioned this to her prior to this meeting. A brief discussion ensued with regard to this possibility and Mr. Porter suggested to Ms. Pittori that she sit down with Mr. Mitchell and have a conversation with him to see if that was what he was intending and if that was the case then she may have a better chance of making this work. Mr. Porter also added that it would have to follow all the standards as well. Mr. Rolfe agreed with Mr. Poltak and Mr. Porter that she should speak to Mr. Mitchell with regard to what he is proposing.

Mr. Poltak also informed Ms. Pittori that if the road had to be reconfigured that this would then be a major site plan review with the Planning Board and that they would have to have a Public Hearing which would be much more complicated. Mr. Poltak

suggested to Ms. Pittori that she give Mr. Mitchell a call to find out what he means with the proposed grade change located in the upper middle of the plan and began to write everything out for Ms. Pittori. The Board talked about the location on Wilsons Crossing Road and how fast cars travel on that road when the road is posted 35 mph. Mr. Poltak read the three (3) questions that she needed to ask Mr. Mitchell which were as follows:

1. Ask him that relative to this plan, is it a plan that depicts sight distance in conformance with town regulations, Article 9:15;
2. If it does, does the plan propose or require road reconstruction in any way;
3. If it does require road reconstruction then the Planning Board will need a plan depicting driveway location and addressing the sight distances to the point at which she has to move forward in order to be in compliance with that regulation.

Mr. Poltak explained to Ms. Pittori that, all that means is, if he is saying that all of this has to happen the he has to explain it to you because she has a major decision to make relative to cost. Ms. Pittori said that she was not going to do that. The Board pointed out to Ms. Pittori that, the cost of putting the driveway on Windsor Drive will be huge. Ms. Pittori understood what was needed by the Planning Board and Mr. Poltak handed Ms. Pittori with all the questions on it to be given to Mr. Mitchell that was required by the Planning Board. Ms. Pittori informed the Board that she would be calling Mr. Mitchell in the morning. Ms. Pittori asked the Board members if Mr. Mitchell stamps the plan and gives it the okay with regard to sight distance, could she come back before the Board at the next Planning Board meeting. Mr. Poltak said yes.

At this time, Ms. Pittori thanked the Board members for their time and exited the meeting.

OTHER

At this time, Mr. Poltak asked everyone present tonight if they had anything else to add. None were noted.

ADJOURN

Mr. Grillo moved to adjourn the Hearing. Mrs. Marzloff seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:31p.m.

The next Planning Board meeting will be held on Wednesday, February 15, 2017 at 7:00pm at the Town Hall, 47 Chester Road unless otherwise noted.