

**UNAPPROVED MINUTES  
Town of Auburn  
Planning Board  
PUBLIC HEARING  
April 19, 2017**

**Present:** Ron Poltak, Chairman. Michael Rolfe, Steve Grillo & Jeff Porter, Members. Dale Phillips, Selectmen's Representative. Minutes recorded by Denise Royce.

**Absent:** Jess Edwards & Tom LaCroix, Alternates.

Mr. Poltak called the meeting to order at 7:01 p.m. and asked the Board members to introduce themselves to everyone present. Next, Mr. Poltak moved on to the acceptance of the minutes for April 5, 2017.

**MINUTES**

**Mr. Grillo moved to approve the minutes for April 5<sup>th</sup>, 2017 as written, Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.**

**ANNOUNCEMENTS/CORRESPONDENCE**

➤ None were reviewed at this time.

**GENERAL BUSINESS**

**PUBLIC HEARING**

**George Chadwick on Behalf of  
LKB, Inc./Mill City Energy  
50 Raymond Road, Tax Map 26, Lot 13  
Zoned Commercial Two/Village District  
Minor Site Plan Review  
(Change Use from Police/Fire Station to Energy  
Efficiency Company)**

Mr. Chadwick began by introducing himself to the Board members and that he was before the Board tonight representing Mill City Energy and that Michael Joy was also present tonight. Mr. Chadwick pointed out to the Board members where the parcel was located and indicated that it was located in the Commercial Two zone as well as in the

Village District where the minimum lot size is one acre. Mr. Chadwick went on to say that the parcel contained .792 acres which made the lot a non-conforming lot and that the existing building is on a well and septic system and pointed out the location of each for the Board members. Mr. Chadwick stated that they are proposing to change the use from the old Police/Fire Station to an energy compliance type of company. Basically, what they do is go out to residential homes and will do an energy audit of the home and tell you where you are losing your heat.

Mr. Chadwick went on to say that he was before the Board last month conceptually and at that time the Board asked them to come back with regard to the change of use. Mr. Chadwick pointed out the wetland area and that it was identified as wetland #75 as a Tier 3 wetland which is a Level One wetland which requires a 125 foot wetland setback. Mr. Chadwick pointed out on the plan the wetland setback area and explained that 99% of the structure as well as the parking are within that 125 foot wetland setback. What they are proposing to do is use the existing pavement that is out there and restripe it. They are not looking to add any additional pavement but only want to utilize the necessary parking stalls to meet the town's requirement. Mr. Chadwick talked about the last meeting discussion where the Board asked to have the snow storage shown on the plan. Mr. Chadwick talked about the existing light on the side of the building that would be replaced and would be a light that actually shines down versus shine down. Ms. Norris stated that she liked it shining out because the road was very dark.

Mr. Chadwick moved on to talk about the change of use from the old Police/Fire Station and asked the Board members if they had any questions. Mr. Poltak asked the Board members if they had any questions. Mr. Rolfe recalled at the last meeting that they had asked what they would be storing in the building and it was mentioned that they would be storing insulation. At this time, Mr. Rolfe asked if there would be any foam insulation stored in the building such as spray foam because it would be considered hazardous. Mr. Joy said no and explained that most companies do spray foam but that he does everything else so it would be mainly 95 % of what they use is cellulose insulation which is basically a recycled newspaper product so they would not be storing any spray foam. Mr. Poltak asked if Mr. Grillo had a question. Mr. Grillo commented on one of the notes within the Notes section and asked if they could add the word "Consultant" to "Energy Efficiency Company" so that not any energy efficient company could go in there. Mr. Chadwick said yes.

Mr. Poltak pointed out that he was not at the meeting when they were before the Board with an informal application and asked about hours of operation. Mr. Chadwick stated that it was on the plan under #11 as hours of operation to be 6:30am to 5:00pm Monday through Saturday. Mr. Poltak asked about the use of vehicles and the number of vehicles and would there be somebody there 24/7. Mr. Chadwick stated that he would have Mr. Joy explain it but that he had four (4) employees. Mr. Joy commented that the parking during those hours would usually be from 6:30am until 3:00pm and that parking would be done by just the employees and himself and an office manager and after those hours that the building would be unoccupied. Mr. Joy explained that they do energy audits and energy efficient upgrades. Mr. Poltak asked if they stored anything

onsite. Mr. Joy said that it would be coming from 50 Raymond Road to the jobsite. The offices would be on the second floor and the product stored downstairs. Discussion ensued with regard to deliveries. Mr. Joy stated that they would be getting deliveries possibly twice a month.

Mr. Poltak noted that this was a Public Hearing and asked if there were any abutters present. Ms. Norris who is an abutter indicated that she did not have a problem with them as neighbors.

Mrs. Phillips asked Mr. Joy if the trailer that was onsite now would be leaving and Mr. Joy said yes.

Mr. Poltak indicated that this application before the Board tonight was for a minor site plan review. Mrs. Marzloff wanted to ask if the owner of record was Mill City Energy or was it LKB, LLC. Mr. Chadwick stated that it was LKB, LLC. Mr. Poltak believed it was fairly straightforward and asked for a motion to accept the application first and then make a motion to approve or disapprove the application.

**Mr. Grillo made a motion to accept the application as complete for minor site plan for LKB, LLC, Tax Map 26, Lot 13, 50 Raymond Road. Mrs. Phillips seconded the motion. A vote was taken; all were in favor, the motion passed.**

**Mr. Grillo made a motion to approve the application for minor site plan for LKB, LLC, Tax Map 26, Lot 13, 50 Raymond Road. Mrs. Phillips seconded the motion. A vote was taken; all were in favor, the motion passed.**

Mr. Chadwick thanked the Board members and exited the meeting and Mr. Poltak moved on to the next item on the agenda.

**Jay Nixon  
TMT Real Estate Development, LLC  
792 C Londonderry Turnpike, Tax Map 1, Lot 19C  
Minor Site Plan Review (Site Plan Review – Use)**

Mr. John Fischer began his presentation by saying that he was the owner of Associated Scaffold Builders, LLC and that he was the proposed tenant for Building C. At this time, Mr. Fischer passed out copies of an overview of what the use would be along with a plan showing the area that they propose to store the scaffolding materials. In reviewing the plan, the Board pointed out that it was a very small lot. Mr. Fischer explained that next to this lot was convertible land where they would like to utilize a portion of the convertible land.

Mr. Carl Salathe began by saying that the question Mr. Rolfe had was will that lot be defined and Mr. Salathe went on to point out the pavement and parking area and indicated that in speaking with Mrs. Rouleau-Cote that she had asked if they could put a

visual barrier which would define the area. Discussion ensued with regard to snow removal and that there was basically no room. Mrs. Phillips commented that it was a cluster development a long time ago and wanted to know just how much they would be encroaching into the convertible land. Mr. Rolfe indicated that there were no indication of setbacks to property lines and there should be. Mr. Poltak asked who owned the convertible land. Everyone responded that Mr. Nixon owned the convertible land. Mr. Salathe explained that the property was set up as a condo development and the particular spot that they are talking about in a site plan was approved in the early 2000's as part of the overall development. A brief discussion ensued with regard to the convertible land. Mr. Salathe tried to explain that they had gone to the Conservation Commission with the plan and he did not know the details of that meeting but indicated that Mr. Nixon has already stored stuff on the convertible land of which he has already began to remove and clear the stuff on it and that he understands that he intends to keep it as green space.

Mr. Poltak asked Mr. Fischer if he has had any conversations with Mr. Nixon about possibly expanding the size of the lot given that he has no future plans for the use. Mr. Fischer added that he was just trying to lease the building at this time and do some fencing and some possible engineering. Mr. Poltak believed that Mr. Fischer and Mr. Nixon had some work to do because there was a commitment regarding the lease and that he believes that the lots too small for what they intend to do. Mr. Fischer asked the Board members what the setbacks would be from the property lines. Mr. Poltak pointed out that they would still have to be able to keep the snow on the property and reiterated that the lot was a very small lot for what they were proposing. Mr. Poltak also did not believe it was doable and asked if they were only utilizing three (3) parking spaces out front. Mr. Fischer said yes. Mr. Rolfe asked about the septic system. Mr. Fischer stated that the septic system was just put in not that long ago. Mr. Villeneuve asked if it was a community septic and if there was a force main. Mr. Rolfe agreed.

At this time, Mr. Poltak did not believe they could go to full approval of this tonight because there were too many questions needing to be answered. Mr. Poltak asked Mr. Fischer what the hours of operation would be. Mr. Fischer stated that it would be Monday through Friday from 7:00am to 4:00pm, two (2) people in the office, two (2) vehicles and possibly another vehicle for the driver. Mr. Fischer also noted that they do have a forklift to move equipment, they have one delivery truck/work truck which they could keep inside the garage at night because it does fit. They have outside lighting and they are not considering signage at this point and that most of the work is done offsite as they load up and travel off the site and do their work and that basically all they would do is store equipment that would be wood and steel. The equipment that they would be placing inside the garage would be some mechanical hoisting equipment and treaded equipment that would rust outside otherwise they would keep it inside.

Mr. Poltak asked Mr. Porter to shed some light on the Conservation Commissions concerns on the land. Mr. Porter began by saying that the original discussion was about going deeper into the setback which they are not in favor of in the absence of any plans so what they wanted them to do was to come back with some firm plans with what

they would be looking to do. As a Level One they were not looking to breach that. Mr. Poltak asked who attended the Conservation Commission meeting and if Mr. Nixon attended. Mr. Salathe said that Mr. Nixon was not there but Mr. Seraikas was at that meeting. Mr. Poltak asked Mr. Porter how it was left. Mr. Porter said that they were told to come back with some plans. Mr. Salathe went on to say that Mr. Nixon does not want to touch the convertible land at this time and that he only wants to upgrade the area that was approved for operation and to keep it as green space. Mr. Porter believed the original plans have lapsed. Mr. Tatem commented that he has not reviewed the plans at all but that he was involved with the original plans and believed that with all the work that Mr. Nixon has done with the road construction and all the site improvements that he has done that he believed that the plan was vested. A brief discussion ensued with regard to the Conservation Commission meeting.

Mr. Grillo commented that the Town of Auburn's ordinance does not allow for outside storage of equipment and materials so leaving the materials outside does not comply with our regulations. Mr. Fischer commented that he would be putting up fencing. Discussion ensued with regard to outside storage. Mr. Poltak suggested to Mr. Fischer that what he was saying pertained to a conversation that he had with Mrs. Rouleau-Cote, Building Inspector for the Town of Auburn correct. Mr. Fischer said yes. Mr. Poltak believed that this was pertinent to an approved site plan and there has been a lot that has transpired since 2008. Mr. Poltak went on to read Note #7 on the approved site plan that reads as follows:

**7. Zoning Variances Approved for this site:**

- A. Variance to Article 3, Section 14:1, 75 foot wetland setback, granted April 22, 2003, Case #03-05, extended April 30, 2004, Case #04-12, and extended in 2008.**
- B. Special Exception to Article 4.08, Section 2, To permit multi-unit commercial services establishment in an industrial zone. Case #08-10, Granted.**

With this in mind, Mr. Poltak suggested that Mr. Fischer speak with Mr. Nixon further and reiterated that the lot is very tight and that the Board would do a little history of this lot and suggested that they speak with Mr. Nixon with regard to the lease and suggested that they continue this hearing until next month at which time he would like to have the Building Inspector present at the next hearing to assist the Board further. Mr. Fischer understood Mr. Poltak to the point of checking with Mr. Nixon about possibly making a portion of the convertible land part of Lot #C and check on the setbacks and how to deal with outside storage which he was unsure how to handle that. Mr. Poltak indicated that the Board would work with them on that aspect and someone has to address the concerns of the Conservation Commission as well because it has been left wide open. Mr. Poltak went on to say that he did not like moving forward with approval without having a consensus with the concerns of the Conservation Commission.

At this time, Mr. Poltak turned to the public for comment because this was a Public Hearing. Mrs. Marzloff asked Mr. Fischer if he was working from a recorded plan. They in fact were working from a recorded site plan. Mrs. Marzloff highly recommended that the Board conduct a site walk. A few Board members commented that it was a lot better now.

Mr. Poltak reiterated that the Board would be continuing this hearing and again pointed out the need for Mr. Fischer to get together with Mr. Nixon to discuss the details further if they intended to move forward. Mr. Tatem also suggested that they meet with Mrs. Rouleau-Cote to get some direction from her regarding the outdoor storage and to see whatever approvals they may need. Mr. Rolfe agreed with Mr. Tatem.

Mr. Salathe commented that Mr. Nixon was not opposed to using some of the convertible land that they went back to this approved lot thinking that there was a simpler way to get the occupancy permit for the place that they just renovated. Mr. Salathe commented on what he was told occurred when Mr. Seraikas met with the Conservation Commission there seemed to be a major issue with regard to being able to use the convertible land at all. Mr. Porter commented that, the setbacks that he was proposing which was in the 125 foot wetland setback which is the requirement for a Level One wetland down to 50 feet. Mr. Porter talked about the convertible land and pointed out that the plans that Mr. Seraikas did not include the convertible land so that was why he suggested that they come back before the Conservation Commission with a revised set of plans showing the convertible land and the wetland setbacks on it. Mr. Salathe commented that there was an approved site plan back in 2008 that shows an approved setback of 15 feet. Mr. Porter believed it was 75 feet. Mr. Salathe commented that there was an approved building within 15 feet and wondered how that factored into this. Discussion ensued with regard to the setbacks. Mr. Villeneuve commented that they never saw that plan and they don't even know if it was a Level One, Level 2 or Level 3 wetland.

In conclusion, Mr. Poltak suggested a motion to continue the hearing. A discussion ensued with regard to a date and Mr. Poltak suggested June 7<sup>th</sup>.

**Mr. Poltak made a motion to Continue the Public Hearing until June 7, 2017 for Tax Map 1, Lot 19-C, 792 Londonderry Turnpike. Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.**

Mr. Poltak reiterated that this Public Hearing will be continued until Wednesday, June 7<sup>th</sup>. Mr. Poltak thanked the applicant and the discussion ended.

## **OTHER**

**Informal - C-Squared  
65 Dartmouth Drive, Tax Map 6, Lot 18-5  
Discuss Phasing Plan**



Mr. Carl Dubay explained that a construction phasing project was being prepared through Doug MacGuire who is at another meeting tonight. Mr. Dubay informed the Board that Mr. MacGuire worked with the Planning Board to get this project approved for C-Squared and that they are now ready to start construction. Mr. Dubay passed out copies of a proposed amended site plan to show the phasing project. Mr. Poltak asked Mr. Dubay to hand a copy to the Town of Auburn's engineering firm who was present at tonight's hearing.

Mr. Dubay started out by saying that the proposed phasing plan prepared for C-Squared who would like to start construction and they wanted to let the Board know that they will be starting construction but that also they would be phasing their construction and mentioned the area circled in blue on the plan which is shown on page one. Mr. Dubay moved on to talk about page 2 of the proposed phasing plan and that C-Squared would like to possibly get the Board's support for the phasing plan and even if the Board wanted Stantec to review it that they would be happy to do that as well. Mr. Poltak recalled when this plan was approved that phasing was never brought up and that they would not be putting up half a building in Phase I correct. Mr. Dubay said yes that was their plan. Mr. Dubay stated that the first phase would be the office portion of the building and that the warehouse portion would be in Phase II.

In conclusion, Mr. Poltak suggested that Mr. MacGuire get together with Stantec and that he would ask Stantec to take a hard look at what you're proposing and work this through. Mr. Dubay stated that he would be happy to do that and that they've worked well with Stantec and believed that they could submit these plans to Stantec and work out those review processes. Mr. Dubay asked Mr. Poltak if they would have to come back before the Planning Board and Mr. Poltak said no, not unless there was a problem.

Mr. Grillo asked what the timing would be between Phase I and Phase II. Mr. Dubay did not know what the timing would be but informed Mr. Grillo that he would find out that information. Mr. Poltak asked Mr. Tatem if he was good with doing the review. Mr. Tatem said yes and that it would probably be a good idea to also take a look at the approved plan and the proposed phasing plan and was trying to think of any reason why the Board would want to approve a phasing plan because typically you do that for subdivisions and when site plans are submitted the phasing plan is typically included as part of the approval. Mr. Dubay commented that one of their options was to not even come before the Board and just start working and actually start building it and then say oops maybe we want to split the building into two (2) phases but their client did not want to do that as they preferred to have some sort of acknowledgement with the Planning Board and with that in mind, they would be happy to work with Stantec to make sure they have a good phasing plan. Mr. Poltak did not recall ever having a plan such as this one come back before them in order to phase the project. At this time, Mr. Poltak thanked Mr. Dubay for meeting with the Board to let them know what they were proposing with regard to the phasing plan.

At this time, Mr. Dubay thanked the Board for their time and exited the meeting.

## OTHER

### **Master Plan**

Mr. Tatem began talking about the Master Plan chapters and began with the Housing chapter. Mr. Grillo indicated that he liked the Housing chapter but believed it could say affordable housing. Mr. Tatem stated that there were several ways to make a home more affordable and that there were several ways to write an ordinance that promotes more affordable housing. Mr. Poltak explained that he contacted Ms. Royce today to see what a house lot was going for within the Town of Auburn and it's about \$150,000. A brief discussion ensued with regard to the amount of house lots. Mr. Grillo pointed out that a lot on Cedar Crest went for \$215,000 with about \$30,000 in blasting.

Mr. Poltak talked about multi-unit housing within the Town of Auburn and the fact that it changes the demeanor and the aesthetics of the neighborhoods that you put those kinds of houses in. If any town wants to get into multi-unit housing it would have to zone an area for that use and then the Planning Board from the perspective of reviewing and approving what is going in there has to do it with the sensitivity and the compatibility and the goal of what you're doing in the area in which this is zoned and allowed.

Mr. Poltak moved on to talk about the second packet that Mr. Tatem sent the Board members and where Mr. Tatem states "The Regional Comprehensive Plan" and the fact that anyone reading this that has not been on a Planning Board will not understand this and suggested that it say "The Southern New Hampshire Regional Planning Commission" and put a footnote to define it so if they want to examine it that they can find it. Mr. Poltak did not believe that it says what they want it to say. Mr. Poltak directed everyone to Page #5, second sentence where it says ***"Again, affordable housing is defined as housing for individuals and families of low and moderate income (LMI), in which housing costs do not require the expenditure of more than thirty percent of household income."*** Mr. Poltak then went on to the definition of ***"A low-income household, by definition, earns less than fifty percent of the median family income in its relevant geographic area, while a moderate-income household earns less than eighty percent of the median area income (MAI)."*** At this time, discussion ensued with regard to the definition.

Mr. Poltak asked are we going to have in our Master Plan a recommendation to rezone to accommodate affordable housing or are we going to go down the road making changes in the manner in which we are going to proceed with what we are going to encourage in the town. Mr. Grillo now understood it to read that what we are trying to do is put a regulation and ordinances in place to support affordable housing and if we not support this other than compliance with the law and we want to drive up home prices and we want to lessen the burden on the school system and we want to maintain low taxes then we don't want to support an abundance of affordable housing. Mr. Poltak pointed out that these were the facts.



At this time, discussion ensued with regard to multi-unit housing and the fact that it will eventually occur in a zone where it is allowed. Mrs. Marzloff pointed out that one is coming before the ZBA next Tuesday as it's allowed by Special Exception in the Commercial Two zone and if we keep using up the commercial land then we will not improve our tax base.

The Board had a brief discussion with regard to impact fees and Mrs. Phillips commented that you need to be very careful because there is only certain things that you can use that money for because it is very specific. Mr. Poltak agreed with Mrs. Phillips because an impact fee is for a specific purpose only. Mrs. Marzloff pointed out that you either get an impact fee or a growth ordinance but you cannot get both and the fact that we have not utilized our growth control ordinance to its full capacity ever.

Mr. Poltak moved on to talk about "Regional Concerns" and pointed out the three (3) goals which is "Continuing a strong sense of community and local identity; Maintaining diverse settlement and land use patterns; and, Expanding local transportation choices and opportunities." Mr. Villeneuve talked about the "Safe Routes to School" that the Selectmen are working on along with bike paths which the citizens of town would use and was unsure where that would fall within the Master Plan. A brief discussion ensued with regard to bike paths and the like. Mr. Poltak commented that it was more so with community facilities and it also ties into our Land Use.

Mr. Poltak moved through the list of goals that were reflected in the value and vision statements for the future which included:

- Traditional Settlement Patterns
- Housing Choices
- Transportation Choices
- Natural Resource Functions and Quality
- Community and Economic Vitality
- Energy Efficiency & climate Change
- Local Decision Making

The Board members and Mr. Villeneuve talked about Developments of Regional Impact Guidelines.

At this time, Mr. Poltak moved on to the CIP.

## **CIP**

Mr. Poltak informed the Board members and Mr. Tatem that he went through and rated each one in two (2) ways based on the sub-categories. Mr. Rolfe asked Mr. Villeneuve about the school. Mr. Tatem suggested that they go through the list from the beginning and asked the Board members to turn to Page #6. Mr. Tatem explained that he had

spoken with Mr. Herman regarding the CIP and it was suggested to work with the Department Heads in getting things into the CIP.

Mrs. Phillips asked about the school section which was voted down and asked why a portion was not put into the CIP. Mrs. Marzloff commented that the CIP was a philosophical document for the most part and it was not appropriating money. Mrs. Marzloff believed Mrs. Phillips was looking at putting money into an expendable fund for a later date. Mr. Tatem stated that you could not do that. Mr. Villeneuve thought that was a good idea and thought they could put funds into a capital fund for the town that could reference the CIP. Mrs. Marzloff stated that it has to be for a specific purpose.

At this time, the Board went through the list of projects requested as follows:

- Cemetery
- Highway Department
- School
- Selectmen
- Administration
- Parks and Recreation
- Police Department
- Fire Department

Mr. Poltak moved on to the Subdivision/Site Plan Regulations.

### **Subdivision/Site Plan Regulations**

Mr. Rolfe brought up Article 7 – Construction of Improvements and informed Mr. Tatem that there was no mention of “No cutting of trees” that was discussed. Mr. Tatem directed the Board members to Page 20, Number 8 where it states ***“Start of Earthwork: After the Planning Board has voted to take jurisdiction of the application, no earthwork including the clearing of vegetation can take place on the subject property(ies) without specific permission from the Planning Board.”*** Mr. Rolfe acknowledged that it was in the Subdivision Regulations. Mr. Rolfe went on to direct Mr. Tatem to Page 50, Section 9.10 (6) ¼ inch was not in this paragraph. Mr. Tatem marked it to be done. Mr. Rolfe moved on to ask Mr. Tatem about sprinkler heads within the Town Right of Way and if it was in the regulations. Mr. Tatem said yes that it was and that it was under “Utilities” Section 9.16 (6) ***“Private utilities, including but not limited to water, sewer, electrical may be installed within the Town ROW, with the condition that the utility is located within an appropriate easement, approved by the Board. No private irrigation lines or sprinkler heads shall be installed within the Town ROW”.***

Mr. Poltak added that he wanted some language included within the Subdivision Regulations regarding *“Staging Areas”* and believed that it should go under *Pre-Construction meeting*. Mr. Tatem believed it should go under “Plan Design”. Mr. Poltak

added that if it puts more teeth on it then by all means put it under "Plan Design". Mr. Tatem wanted to put some language in there that gives the Planning Board the authority, on a case by case basis, on each plan to restrict staging areas. That way if the Board does it on a case by case basis then the Board can specifically say that their staging area cannot be in view of a road and you say that their staging area shall be on Lot #4, Lot #6 or wherever they prefer. Mr. Poltak liked that idea. A brief discussion ensued with regard to staging areas.

Mr. Porter brought up the idea that was previously discussed to have a useable building envelope size. Mr. Tatem stated that now that the Town of Auburn did away with cluster development that this would not be applicable. Mr. Porter talked about the possibility of having a two (2) acre lot that had a lot of wetlands and the fact that a builder may lose a lot and that two (2) acre lot might now be a three (3) acre lot. Mr. Tatem said that he could take the one out of the Hooksett regulations that he wrote a couple of years ago where they require a buildable area that is free of all setbacks including wetland buffers, property line setbacks and everything. It either has to be 75 by 100 or 100 foot diameter circle which allows enough room for a four (4) bedroom home, pool and the like. Mr. Porter believed it would have some value. Mr. Tatem asked the Board members if they liked that idea and that he would put it in "Buildable Area" in the definitions and that he would put it under "Lot Design". Mr. Poltak added that they have to have it because he wants an adequate envelope on two (2) acres.

Mr. Rolfe mentioned Section 9.12 – "Under Drains" and mentioned to Mr. Tatem that he still has the sock and stuff in there and recalled a discussion about stone and pipe. Mr. Tatem thought they had not decided on changing this one. A brief discussion ensued with regard to the sock and under drains.

Mr. Rolfe moved on to talk about "Start Times" and Mr. Tatem stated that they put it in the regulations. Mr. Tatem pointed out that the Board did not reference weekends with regard to "Start Times". Mr. Rolfe indicated that it had to do with loggers as well. Mr. Tatem said that full throttle at 7:00am and ending at 6:00pm and he also put in that there were to be no outside obstruction and that this did not include working inside buildings for commercial buildings on weekends without prior permission of the Board. So if there was a subdivision going in, in the middle of nowhere and nobody would be bothered then you could get permission from the Board. Mr. Tatem further pointed out that this was basically for site work.

Mr. Rolfe brought up the gravel and when they talked about the sand and you kept the 18 inches of gravel. Mr. Tatem asked if they wanted to take it out. A brief discussion ensued with regard to gravel.

Mr. Poltak thanked everyone for attending the meeting and brought up that we have a Public Meeting scheduled. Mr. Tatem informed Mr. Poltak that this was a duly public meeting that as long as it is placed on the agenda that it's a duly public notice. Mr. Tatem explained that if he has all the Board's comments that at the next Public Hearing that the Board can vote to approve it at a date at the next hearing.

## **NEW BUSINESS**

Mr. Grillo asked about Excavation Pit Permits and was unaware of any site walks that have been done. Mr. Tatem explained what they've done in other towns to the Board members and suggested doing a site walk with a few Board members, Building Inspector and Stantec and they take photos to be sure that they are in compliance. Mr. Poltak asked how many the Town of Auburn has currently. Mrs. Phillips recalled Mr. Garabedian's Pit and the Carlucci Pit on Silver Hill Road. Mr. Tatem explained that per the RSA that the Town of Auburn should have surety in place to reclaim it in the event that the owner does not and if we didn't have surety in place then we weren't following the RSA because the State Law requires that surety be in place. A discussion ensued with regard to Excavation Pit Permits.

## **ADJOURN**

<p><b>Mr. Rolfe moved to adjourn the Hearing. Mr. Grillo seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 10:10 p.m.</b></p>
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***The next Planning Board meeting will be held on Wednesday, May 3<sup>rd</sup>, 2017 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.***