

**UNAPPROVED MINUTES
Town of Auburn
Planning Board
May 3, 2017**

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

Absent: None.

Mr. Poltak called the meeting to order at 7:00 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 19, 2017. Mr. Rolfe mentioned one change to the minutes which was on page 10 where it says "1/4-inch was not in this paragraph" to say "3% crown in the road" in the subdivision regulations.

MINUTES

Mr. Grillo moved to approve the minutes for April 19th, 2017 with the correction above, Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

ANNOUNCEMENTS/CORRESPONDENCE

- Mr. Poltak announced that there was a Primex meeting on Wednesday, June 28th from 4:00pm to 7:00pm and asked if anyone was interested in attending. Mrs. Marzloff, Mrs. Phillips stated that they would be attending. Mr. Porter said that he was tentatively going.

GENERAL BUSINESS

Mr. Poltak mentioned to Ms. Royce that they would be holding a Public Hearing with regard to the new revised subdivision regulations in June and that he would be checking with Mr. Tatem on a date specific.

**Informal - George Chadwick
on Behalf of 22 Dartmouth Drive, LLC/Dick Danais
266 Rockingham Road, Tax Map 25, Lot 44
Zoned Industrial
Discuss Potential Site Plan Amendment**

Mr. Poltak asked Mr. Chadwick to begin his presentation. Mr. Chadwick began by saying that he was before the Board regarding 266 Rockingham Road. Mr. Chadwick explained that a site plan was approved by the Planning Board back in August of 2016.

Mr. Chadwick went on to say that Mr. Danais had lost the tenant for that building which required a waiver for parking and would have had 52,522 feet of buffer impact.

Mr. Chadwick informed the Board members what they would like to do is propose to have two (2) tenants with two (2) way access with a tamposi type building which would be an industrial type building with loading docks on each end. Mr. Chadwick stated that the drainage would be identical to what was proposed before along with infiltration. This would allow them to split the building in half to allow for two (2) tenants as opposed to the previous plan which would have had only one tenant.

Mr. Chadwick stated that he had spoken with Mr. Tatem about moving the buffer impact. Mr. Chadwick explained the plan and how they would be relocating the septic and would have a pump up system and that Mrs. Rouleau-Cote would be going out tomorrow to witness test pits.

At this time, Mr. Chadwick pointed out that he was before the Board to get the Boards opinion as well as their thoughts with regard to whether they would need to submit an amended site plan as there was a substantial difference. Mr. Poltak believed they should scrap the old plan and start new. Mr. Porter asked Mr. Chadwick about the volume of traffic. Mr. Chadwick did not believe it would encounter an increase in traffic and the building would have less square footage than the previously proposed building.

Mr. Edwards asked if it would have a light impact. Mr. Chadwick stated that it would not shed off property. Mr. Edwards asked if they would be operating after dark. Mr. Chadwick said that they were not into hours of operation yet. Discussion ensued that it would be a 20,000 square foot tenant. Mr. Poltak asked if they would be set up for two (2) tenants. Mr. Chadwick said yes.

At this time, Mr. Poltak asked if there were any questions from the Board. None were noted. Mr. Poltak thought the new proposal looked good. Mr. Chadwick indicated that they would be going before the Conservation Commission again. Mr. Porter said yes and that he would be in and out within 10 minutes. Mr. Chadwick also informed the Board that he would be speaking with the Fire Department. Mr. Chadwick also explained that there would not be a need for a retaining wall with the new plan.

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

Informal – Paul Michali
17 Mountain Road, Tax Map 9, Lot 3-3
Discuss Boundary Marker Dispute

Mr. Michali was before the Planning Board tonight to inform them that when they removed the cul de sac to extend Mountain Road to build the three (3) new homes that the boundary marker was removed and never replaced. Mr. Michali explained that he was located at 17 Mountain Road and that the boundary marker between his property and 25 Mountain Road had been removed. He did note that there was a stake where

the boundary marker was but that the stake has since been removed. Mr. Rolfe believed that Mr. Tatem had discussed this and that it had been resolved. Mr. Poltak stated to Mr. Michali that he would talk to Mr. Tatem tomorrow and explained the procedure. Mr. Poltak also stated that the Building Inspector would be getting in touch with him. Mr. Michali thanked the Board members for their time and exited the meeting.

NEW BUSINESS

Mr. Poltak asked Mr. Edwards if he had any new business to discuss. Mr. Edwards indicated that he would be teaching at SNHU starting Wednesday, June 21st for 10 weeks and asked the Board what they would like him to do because he would not be available during those 10 weeks to attend any of the Planning Board meetings. Mr. Poltak wished Mr. Edwards well and explained that there were a number of other alternates and would be able to elevate an alternate at a future Planning Board meeting and pointed out that Mr. Edwards could proceed with his commitment.

OTHER

Mr. Edwards also suggested some possibilities to appeal to the public with regard to the Master Plan which included possible comparing past and future development of Auburn. Mrs. Marzloff believed there were arials of tax maps that were done. Mr. Poltak discussed the Master Plan and reminded everyone about the session on Wednesday, May 17th which will be held at the Safety Complex.

ADJOURN

<p>Mr. Porter moved to adjourn the Hearing. Mr. Grillo seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:46 p.m.</p>
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The next Planning Board meeting will be held on Wednesday, June 7th, 2017 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.