

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
September 6, 2017

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

Absent: Jess Edwards, Alternate.

Mr. Poltak called the meeting to order at 7:00 p.m. and asked the Board members to introduce themselves to everyone present.

MINUTES

Mr. Grillo moved to approve the minutes for August 16th, 2017 as written, Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

GENERAL BUSINESS

PUBLIC HEARING

Mr. Poltak noted that there were four (4) Public Hearings tonight and would get right into them. Mr. Poltak also noted that there were a number of people present tonight for the Desrosiers hearing regarding the Lot Line Adjustment to benefit the Griffin Library and therefore decided to take up the Desrosiers case first.

Ronald & Debra Desrosiers
14 Hooksett Road, Tax Map 26, Lot 10-2
16 Hooksett Road, Tax Map 26, Lot 10
Lot Line Adjustment
Continued from August 16, 2017

Mr. Poltak stated that the Board continued this Public Hearing from August 16th and explained that a little has transpired since that time and turned it over to the applicants for discussion.

Mr. Desrosiers began by saying that they were approached by Mr. Carpenter and some of the Friends of Auburn who were interested in purchasing the land in order to be able to expand the library. Mr. Desrosiers commented that they needed more space for Visiting Angels and did not need the whole lot. They are trying to work out something that would benefit both parties and came up with a Lot Line Adjustment with the vacant lot. Mr. Poltak wanted to clarify that since the last meeting that nothing had changed on paper correct. Mr. Desrosiers stated that, that was correct. Mr. Carpenter wanted to point out that it was a 1.9 acre lot with 100 feet of frontage on Hooksett Road.

Mr. Poltak asked Mrs. Phillips to speak on behalf of the Board of Selectmen. Mrs. Phillips commented that she believed they had a Purchase and Sales Agreement. Mr. Desrosiers said yes and they also have the letter of intent if the Board wanted a copy. Mrs. Phillips wanted to make sure that this was going to happen. Mr. Desrosiers added that the way this lot is configured that it would only benefit the library. Mrs. Phillips explained that discussions have been going back and forth for years and by doing this would allow the library room to expand because they cannot expand now.

Mrs. Mayland added that it would also allow a lot of possibilities such as meeting rooms and options. Mrs. Phillips commented that the Board of Selectmen would like to see this happen as it would be very beneficial to the town and to the library. Mrs. Phillips pointed out that it was not in this years' budget and believed that the Board should approve it.

Mrs. Marzloff asked if anyone did an architectural study on the building to see if the library could sustain any kind of an addition and that it's structurally sound. Mrs. Mayland explained that, a couple of years ago they replaced the floor and shored up the foundation because it was unstable and is now rectified. A brief discussion ensued with regard to the corrections made to the building.

Discussion ensued with regard to the lot being viable to the library and if it would occur and if a third party ends up purchasing the lot how they would get a driveway put in. Mr. Desrosiers commented that if this exchange of land did not occur between the library and him that it would not be sold because it was one and done. This is going to work for the library and they cannot sell to a third party because there is no access to Hooksett Road.

Mrs. Marzloff mentioned doing a loan modification to indicate the easement was the responsibility of the owner. Mrs. Phillips commented that in speaking with the library it was her understanding that they wanted to keep the historical building and either do something brand new rather than going up. Mr. Carpenter did not believe they could go up. Mrs. Phillips reiterated that this was something that the Selectmen would like to see happen and she would like to see this go forward as well.

Mr. Poltak stated that it was in the community's best interest to approve this proposal for the purposes of the future of the library. It was a very unconventional approach but it fits the purpose to which everyone is present tonight. Mr. Poltak wanted to suggest to

the Board tonight that given the Selectmen have also showed a good faith effort to be able to deliver respectful of the costs and what not and that a Purchase and Sales Agreement is put in place and further suggested to the Board members that they approve the Lot Line Adjustment. Mr. Poltak also wanted to point out that they also had on the record a strong indication of this being an approval pending and pursuant to the transfer of the property from The Visiting Angels and the library. Mr. Poltak also believed it fits and was happy to hear Mr. Desrosiers say that this was a one time. Mr. Desrosiers reiterated that it was and that if this did not occur that it was it. Mr. Poltak wanted it on the record and also wanted it noted for the record that this Planning Board was approving this for the purposes of and that was the transfer of the property to the library. Mrs. Mayland explained that it would be sold to the Friends of Auburn, LLC and the purpose of that LLC was to pool their money and then eventually the LLC would be conveying it to the Town of Auburn. Mr. Poltak asked the Board for a motion at this time.

Mr. Grillo made a motion to approve conditionally to the pending pursuant to the Friends of Auburn, LLC with eventual transfer to the Town of Auburn for Ronald and Debra Desrosiers, 14 and 16 Hooksett Road, Tax Map 10, Lots 10 and 10-2. Mr. Rolfe seconded the motion.

The execution of this motion in the eventually of time and all the actions take place is for the purpose of the benefit of the community and the library. Mr. Poltak moved on to take a vote.

A vote was taken; all were in favor, the motion passed.

Mr. Desrosiers and Mr. Carpenter and everyone else present thanked the Board for their time and the discussion ended and everyone exited the meeting.

**North American Upfitters
6 Sutton Circle, Tax Map 6, Lot 18-6
Discuss Minor Site Plan Review
Continued from August 16, 2017**

Mr. Poltak explained that the applicant was not present tonight and believed that there was some confusion as to whether they were coming before the Board tonight or on Wednesday, September 20th and asked the Board members what they would like to do. Mr. Poltak also noted that there were no abutters present.

Mr. Grillo moved to continue the Public Hearing until Wednesday, September 20th. Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.

Jay Nixon
TMT Real Estate Development, LLC
792 C Londonderry Turnpike, Tax Map 1, Lot 19C
Minor Site Plan Review (Site Plan Review – Use)
Continued from August 16, 2017

At this time, Mr. Temple passed out copies of a revised site plan for the Board to review. Mr. Temple began by talking about the merger of common land or transferrable land to Unit C. Mr. Temple wanted to go over a couple of things that were discussed last time that the Board had a couple of questions about were conservation commission how they are proposing the useable land for the scaffolding company. The Conservation Commission meeting minutes were distributed to each Board member for review. Mr. Temple pointed out the 3 parking spaces in the front of the building and the location of the snow storage areas and the lighting. Mr. Temple indicated that they moved the trucks and talked about the earthen berm and placards. Mr. Temple believed all the Board's concerns were addressed and turned it over to the Board members for comment.

Mr. Poltak believed that the Conservation Commission was satisfied with what they were proposing and turned it over to the Board for questions and believed they could get this resolved tonight and get it approved tonight as well. With that in mind, Mr. Poltak asked the Board members for questions. Mr. Grillo asked if 3 parking spaces were enough for this type of facility or did they need a waiver. Mr. Temple stated that the number of parking spaces was proposed in the original site plan and that given the type of business which would be conducted offsite that 3 parking spaces was adequate.

Mr. Rolfe asked if there were customers that would come onto the site. The owner of the scaffolding company reiterated that all their work was conducted offsite. Mr. Porter asked Mr. Nixon when he anticipated completing the work with regard to the berms and the like. Mr. Nixon said as soon as the Planning Board approves this minor site plan review. Mr. Poltak asked if it would be done before winter. Mr. Nixon said yes, it would be done as quickly as possible.

In conclusion, Mr. Poltak asked if there were any further questions and if there were no further questions that he would accept a motion approving the minor site plan.

Mr. Grillo made a motion to approve the minor site plan review as presented for Jay Nixon, TMT Real Estate Development, LLC, 792 C Londonderry Turnpike, Tax Map 1, Lot 19C. Mrs. Phillips seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Nixon thanked the Board members for their time and exited the meeting.

Mr. Poltak moved on the last discussion before this Board tonight and noted that there was no one present for this request.

**Jim Swalgen
Kevin & Su Lien Dumais
200 Rockingham Road, Tax Map 27, Lot 13
Zoned Commercial Two
Minor Site Plan Review (Plumbing Business & Residential Home)**

Mr. Poltak again explained that the applicant was not present tonight and believed that there was some confusion as to whether they were coming before the Board tonight or on Wednesday, September 20th and asked the Board members what they would like to do. Mr. Poltak also noted that there were no abutters present.

Mr. Porter moved to continue the Public Hearing until Wednesday, September 20th. Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.

NEW BUSINESS

Mr. Poltak asked if there was any new business to discuss. None were noted.

ADJOURN

Mr. LaCroix moved to adjourn the Hearing. Mr. Rolfe seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:57p.m.

The next Planning Board meeting will be held on Wednesday, September 20th, 2017 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.