

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
October 4, 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 7:02 p.m. and asked the Board members to introduce themselves to everyone present.

MINUTES

Mr. Porter moved to approve the minutes for September 20th, 2017 as written, Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.

GENERAL BUSINESS

Espana Building & Development, Inc.
Wethersfield Phase III
Discuss Cash bond for Project

Mr. Poltak explained that he has spoken to Mr. Tatem today and that basically everything is complete in Wethersfield and what was pending was known as the staging area. Mr. Poltak stated that everything has been completed and that the bond was to cover the staging area and with that, Mr. Poltak read the letter dated September 27th from Mr. Eaton regarding a request that the Town of Auburn release the cash bonds held for the reclamation of the stock yard in the amount of \$19,190.63 and the remaining work items in the amount of \$3,450.00. Mr. Tatem from Stantec Consulting Services, Inc. inspected the remaining work items of the stock yard and has approved that all the items listed on the estimates were completed. With this said, Mr. Poltak asked for a motion to vote on releasing the remaining bond in the amount of \$19,190.63.

Mr. Grillo made a motion to approve the request to release the reclamation amount of \$19,190.63 for the stockyard for Espana Building & Development, Inc., Wethersfield Phase III. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Poltak asked for a motion to vote on releasing the \$3,450.00 for the remaining work items.

Mr. Grillo made a motion to approve the request to release the remaining work items surety in the amount of \$3,450.00 for Espana Building & Development, Inc., Wethersfield Phase III. Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Tatem wanted to point out to the Board members that, when they were excavating the material from that yard they changed the topography where a treatment swale went through on the original design and so because the height wasn't there anymore there was no need for a swale. Mr. Tatem went on to say that he sent a letter and in that letter, he included the design and explained it in detail to the Board members. In conclusion, Mr. Eaton has not seen any water come out of the pipe and asked the Board what they wanted to do. Mr. Poltak stated that he was aware of the letter and did not believe the Board members had an issue with this modification. The Board did not have any issues with the modification and it was noted that the letter along with the meeting minutes would be placed in the file.

**Informal – David Erwin
254 Rockingham Road, Tax Map 25, Lot 45
Discuss Potential Use of Property**

At this time, Mr. Poltak moved on to the discussion regarding 254 Rockingham Road and asked Mr. Wichert to present. Mr. Wichert began by saying that Mr. Erwin is looking at purchasing this lot and putting a machine shop on the property. Mr. Wichert stated that the property is zoned commercial and that they are looking to put a 50-foot by 120-foot building with approximately 4 employees. Mr. Wichert asked the Board what they are looking to obtain is to see what would be required by the Board. The first question is that there is a house currently located on the property and that the house is less than 125 feet to the wetlands and wanted to know if that would buy them anything. Mr. Tatem asked if they would be staying within the same footprint. Mr. Wichert said no but they would be less than the 125 feet. Mr. Tatem believed that since it was a change of use that it would require them to meet the current regulations but it would probably give them some weight with the Planning Board and Zoning Board of Adjustment given that it is not a raw piece of land as it does have an existing use on it but that would be up to the Boards. Mr. Wichert asked the Planning Board Chairman if they would have to go before the Zoning Board for relief from the wetland. Mr. Poltak said yes.

Mr. Wichert had another question for the Board which pertained to the fact that the current house sits close to the road and that the lot itself is small and was about 140 feet wide and about 870 feet long. Mr. Wichert believed it would be serviced by onsite well and septic and went on to talk about lighting and landscaping and asked if those would be things that the Board would be looking at or could they request a waiver. Mr. Poltak commented that he believed that they should go before the Zoning Board first

and that there was a sensitivity on this lot to the question on lighting and that they would be accommodating as possible considering the neighbor next door. Mr. Poltak believed this would be as far as they could go right now as they did not have any preliminary drawings tonight. Mr. Wichert informed the Board that they were just really right now trying to get a feel for the Board.

Mr. Rolfe mentioned that the property does have city water in that area as it goes past King Street and believed if it was not serviced by Manchester Water now that it did have the potential to connect. A brief discussion ensued regarding what they are proposing to do and the Board members were all in agreement that it would be an improvement to the site.

Mr. Wichert asked about the 125-foot wetland buffer and Mr. Poltak informed Mr. Wichert that the Chairman of the Conservation Commission was present tonight as he is a member of the Planning Board. With that in mind, Mr. Porter commented that he would like them to come before the Conservation Commission with their plans and they would take a look at the plans and possible make a recommendation to the Zoning Board to either recommend or not recommend.

Both Mr. and Mrs. Erwin and Mr. Wichert thanked the Board members for their time and exited the meeting.

**Informal – George Chadwick
On Behalf of LKB, LLC
50 Raymond Road, Tax Map 26, Lot 13
Discuss Potential 2nd Tenant**

Mr. Chadwick began by saying he was previously before the Board in May and received an approval for a single tenant user for the old fire station. Mr. Joy is currently out there working within the building to work towards that approval. Since that time, while he was in the building doing that work he wanted to put a subpanel so that in the future if he wanted to make it two (2) tenants that he could. Mr. Chadwick stated that Mrs. Rouleau-Cote could not issue that and that he would need approval from the Planning Board saying that it could be a two (2) tenant building. Mr. Chadwick informed the Board that he was before the Conservation Commission last night and presented this plan to the Board and that basically what they would like to do is add about 1,000 square feet of additional pavement. They would like to cut in an overhead garage door in the rear of the building to allow the loading and the noise was pushed to the rear of the building rather than loading directly from the front of the building. Mr. Chadwick added that he was looking to possibly add another tenant in the future but wanted to put the subpanel in now to be prepared.

Mr. Chadwick talked about going before the Conservation Commission and the outcome of that discussion which contained a lot of dialogue back and forth and as a result of that conversation, he came up with something different today. At this time, Mr.

Chadwick went through the new plan with the Board tonight. Mr. Chadwick talked about putting in a bioretention swale, parking spaces and removing pavement. Mr. Chadwick passed out copies of the proposed plan to each of the Board members for review. Mr. Chadwick talked about increasing the buffer by adding some loam in one area and planting it with a hydroseed mix. Mr. Chadwick talked about the vegetation and letting it grow naturally. They also will install placards along that wetland buffer so that the tenant knows to stay out of there. They know that they are within the wetland buffer and they know that they have to go to the Zoning Board and they would like to go before the Conservation Commission before they make a submittal this week to the Zoning Board of Adjustment.

Mr. Poltak asked about the Conservation Commission's comments from last night. Mr. Chadwick asked Mr. Porter if he wanted to comment on that. Mr. Porter began by saying there was a lot of discussion on how to restore that whole buffer area because right now it's been completely trampled on and the parking goes right up to the wetland. It is a planned recovery effort. A brief discussion ensued between Mr. Porter and Mr. Poltak regarding the Conservation Commission's comments regarding restoring the buffer and parking.

Mr. Chadwick believed that the parking requirements was a little excessive for this type of use in this particular building and did not believe they needed that many parking spots as there were no customers coming to the building. Mr. Chadwick brought up another site plan that he was before the Board with regarding Danais and that they did not require as many parking spaces as required by the Town of Auburn and therefore asked for a waiver and stated that if the parking were to change that they would then come back before the Planning Board with another plan. Mr. Chadwick believed they could also do this with this particular plan. Mr. Chadwick went on to point out the locations of the parking spaces and believed that they would only need about eight (8) parking spaces. Mr. Rolfe was skeptical to approve this as there was no idea who the second tenant would be and that they were limited regarding the septic and that there was no room to put a septic. Mr. Rolfe reiterated that they were very limited with this lot and that he was very familiar with this lot. A brief discussion ensued with the Board and Mr. Chadwick. Mr. Poltak asked Mr. Chadwick if he was looking for approval from the Planning Board for the potential of a second tenant and that six (6) parking spaces would be all they needed and asked about the extra two parking spaces that total eight (8) parking spaces. Mr. Poltak believed it would be receptive to six (6) parking spaces and if four (4) or five (5) years down the road there is a tenant and you need more parking spaces that they come back before the Planning Board. Mr. Chadwick believed this was something that they would have to do if they ever obtained a second tenant.

Mr. Porter reiterated that he would like to see as much as possible of the buffer restored. Mr. Porter mentioned the parking and that it would be up to the Planning Board to see how many was acceptable. Discussion ensued between the Board and Mr. Chadwick and that Mr. Chadwick believed he would have to go back before the Conservation Commission to discuss this further. Mr. Poltak added that, if the Conservation Commission does not have a problem with the three (3) parallel parking

spaces then they would not have a problem here. Mr. Porter wanted to inform Mr. Chadwick with one more thing which would be to ask them to put a berm in one area to channel the water into one area would help. Mr. Grillo asked Mr. Chadwick to make sure the Fire Chief was okay with what they were proposing because they would be adding something to the rear of the property.

Mrs. Marzloff wanted to know about the septic tank and if the existing system failed and they had to build another septic system. Mr. Chadwick believed they would have to raise it up because of the water table. A brief discussion ensued regarding the existing septic system and Mr. Chadwick pointed out that, that was why they left an area open to the rear of the property away from the wetlands.

Mr. Poltak asked if there were any comments from the Board members for Mr. Chadwick. None were noted and Mr. Chadwick thanked the Board members for their time and exited the meeting.

Discuss MASTER PLAN

Next, Mr. Poltak asked Mr. Tatem to begin his presentation on the Master Plan. Mr. Tatem passed out copies of sections of the Master Plan for the Board to review which included the section of "Natural Resources and Resource Protection", "A Vision for The Future" and "Auburn Visioning Public Forum – Notes." The visioning session took place at the Safety Complex a few months ago. Mr. Tatem also informed that Mr. Whitman was present tonight as well. Mr. Whitman gave a brief presentation on the visioning section and the goals. Mr. Whitman also mentioned that these would continue to stay a draft as we go forward. Mr. Tatem pointed out that included in the sections that he passed out earlier included an outline of the public forum held earlier in the year.

After a brief discussion, Mr. Whitman asked if there were any comments from the Board members. None were noted. Mr. Whitman asked if there were any other thoughts on the visioning section. Mr. Grillo believed that Auburn's greatest asset was the rural character and talked about the Village District and how closely located to Manchester or Boston the Town of Auburn was and protecting the rural character of Auburn. A brief discussion ensued regarding some of the goals.

Next, the Board members and Mr. Tatem and Mr. Whitman discussed Vision for Future and goals and went through the list of notes. After a quick discussion, Mr. Whitman asked the Board members if they had any thoughts on the vision section. Mr. Poltak asked why they would encourage a Village District because he did not believe it would ever happen because we do not have city water or city sewer and the fact that we are too close to Massabesic Lake. Mr. Tatem agreed. In conclusion, Mr. Poltak did not believe it was possible and the Board members all agreed. Also, Mr. Poltak stated that he drives by the Auburn Village School and pointed out that there were no kids walking to school as they were all being dropped off.

The Board moved on to the Transportation section of the Master Plan and Mr. Whitman asked the Board members to let he and Mr. Tatem work on that section and to not remove that section.

Mr. Poltak asked Mr. Whitman and Mr. Tatem about affordable housing and wanted to know what would be the price point of affordable housing in the Town of Auburn. Mr. Whitman commented that, he believed it was in the draft but did not know. Mr. Poltak believed that, this would need to be addressed. Mr. Poltak pointed out some of the prices of some of the homes being sold in Auburn within a cluster subdivision being sold in the mid to high \$400,000 and the fact that it's not affordable for young families to move into Auburn at those prices. Mr. Poltak also mentioned the comment made at a Public Hearing regarding the 8-unit condominium/townhouses which will be sold between \$299,000 and \$329,000. A brief discussion ensued with regard to affordable housing.

Mr. Whitman moved on to talk about Natural Resources which was an extensive chapter and he and Mr. Tatem went through it and narrowed it down to three (3) chapters. Mr. Whitman went through the handout with the Board members and the recommendations he suggested and wanted the Board to go through it and pointed out that any section can be removed. Mr. Poltak suggested to show how we translate as a community the Master Plan recommendations into actions. Mr. Whitman stated that it would be the last section that they would put into a table. At this time, the Board went through the recommendations and Mr. Poltak pointed out #4 – "Promote and encourage the gift or purchase of conservation easements and properties." Mr. Whitman stated that they would take additional comments and if the Board did not have any comments at this time that they could take them up at the next meeting. Mr. Grillo did not like #1 of the recommendations as he felt it was a waste of money. Mr. Porter pointed out that Mark West mapped out all the wetlands within the Town of Auburn.

In conclusion, Mr. Whitman confirmed that they would be meeting with the Board again in two weeks which would be Wednesday, October 18th. Mr. Poltak asked yes.

NEW BUSINESS

ADJOURN

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 8:37p.m.

The next Planning Board meeting will be held on Wednesday, October 18th, 2017 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.