

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

**Present:** 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:** Ron Poltak, Chairman. Jess Edwards, Alternate.

Mr. Grillo called the meeting to order at 7:01 p.m. and informed everyone present tonight that he would be chairing the meeting in the absence of Ron Poltak, Chairman of the Planning Board. At this time, Mr. Grillo went on to ask the Board members to introduce themselves to everyone present.

Mr. Grillo elevated Mrs. Marzloff to full voting status for tonight's meeting and then asked for a motion to accept the minutes of the Planning Board dated October 18, 2017.

**MINUTES**

**Mrs. Marzloff moved to approve the minutes for October 18<sup>th</sup>, 2017 as written, Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.**

**GENERAL BUSINESS**

**Rob Starace**  
**Strategic Contracting Co., LLC**  
**Anderson Way, Tax Map 5, Lot 19**  
**Zoned Residential One**  
**Discuss Road Acceptance of Anderson Way**

Mr. Grillo informed everyone that the Board was in receipt of a letter from Dan Tatem of Stantec recommending that the Planning Board recommend that the Board of Selectmen accept Anderson Way from Station 0+00 to Station 15+89 (end) and asked Mr. Starace if he had anything to add. Mr. Starace stated that he has not seen that letter but that he had spoken with Mr. Tatem and he said that basically everything was complete and to hold surety for 2-years and that they were looking for road acceptance for Anderson Way. Mr. Grillo pointed out that they would need two (2) motions to be made and one being a recommendation to the Board of Selectmen to accept the road for Anderson Way and a recommendation to reduce the surety to \$11,497.10 to be held for the remainder of the

2-year maintenance surety period, which will extend to October 23, 2019.

Mr. Grillo asked the Board how they would like to proceed.

**Mr. Rolfe made a motion to recommend that the surety be reduced to \$11,497.10 to be held for the remainder of the 2-year maintenance surety period, which will extend to October 23, 2019 for Anderson Way. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.**

**Mr. Rolfe made a motion to recommend that the Board of Selectmen accept the road for Anderson Way. Mrs. Phillips seconded the motion. A vote was taken; all were in favor, the motion passed.**

The Board commented to Mr. Starace on a nice job building the road. Mr. Starace thanked the Board for their time and exited the meeting.

**Informal – Steve Febonio  
234 Eaton Hill Road, Tax Map 8, Lot 14-3  
Discuss Potential One Lot Subdivision**

Mr. Febonio began by showing the Board members the proposed plan to subdivide off one lot and informed the Board that the lot would be conforming with two (2) acres and 200 feet of frontage and these lots had no wetlands on them. At this time, the Board reviewed the plan with Mr. Febonio. Mr. Febonio stated that he had spoken with Mr. Dross, Road Agent regarding the driveway and that they talked about possibly putting in a driveway culvert. Mr. Porter commented that he was concerned with site distance for the new driveway. Mr. Febonio indicated that he had the survey crew shoot the site distance and that it works. A brief discussion ensued with regard to the one lot subdivision.

Mr. Grillo asked the Board members if they had any questions. The indicated that the one lot subdivision looked good and asked Mr. Febonio if he would need any waivers. Mr. Febonio said that he would not be needing any waivers.

In conclusion, the Board said that everything looked good. Mr. Febonio informed the Board members that this would be coming before the Board on November 15<sup>th</sup> and that he would not be able to attend that meeting and wanted to make sure nothing came up that he could not respond to so that was why he came before the Board tonight for discussion. Mr. Febonio added that Mr. Mitchell would be here or someone from his office but wanted to check with the Board first to see if the Board had any issues with the proposed one lot subdivision.

Mr. Febonio thanked the Board and exited the meeting.

Mr. Grillo moved on to the next topic for tonight's meeting which was regarding Myles Travel Plaza.

**Informal – Patrick McLaughlin  
Sunoco Gas Station (Myles Travel Plaza)  
7 Myles Drive, Tax Map 9, Lot 15-1  
Discuss High Rise Sign**

Mr. McLaughlin of MHF Design presented on behalf of Global Montello Group who is the owner of the property. The Sunoco station is located off of Exit 2 on Hooksett Road. They are looking at getting in some new tenants and what they are proposing to do is have a high-rise sign for visibility from passersby to see from Route 101. The proposed sign would be located at the rear parking area of the property where there are some trucks parking onsite right now. It would not create any hazards for onsite traffic. They were looking at it being approximately 100 feet high and would like to look into doing a balloon test and asked the Board members to pick a date or week that they could do a balloon test to give people the opportunity to travel the local roads and the highway to see where that 100 feet would be and if 100 feet was appropriate. The proposal would be for a total of 380 square feet which would include two separate panels overall. The top panel would include a Sunoco, a Burger King which is their new upcoming tenant and Alltown Market which would be the store recognizable brand. Below that there would be a pricing panel which would include the LED technology which would be a 5 foot by 16-foot panel which would have about 36-inch-high numbers. Mr. McLaughlin acknowledged that they would require a bit of relief but the first step was to come before the Planning Board to see how much of an appetite there was from this Board to allow something on this site that is unique in its proximity to the highway. Mr. McLaughlin indicated that by having a sign like this would be a benefit the site at this location.

Mr. Grillo commented that, since this was an informal and what they were looking for was a temperature from the Board and began by pointing out that there were two (2) signs already on the property and asked if this was going to be a third sign to be added. Mr. Porter believed it would be the third, fourth and fifth sign. Mr. Grillo stated that there were also other signs that were in the windows and the off the road sign along with the temporary sign which were the flags which he would. Mr. Grillo informed Mr. McLaughlin that the ordinance allows one 60 square foot sign in total for each property and then one four square foot sign. Also, in the regulations we stated that no sign can exceed the height of the roofline. In addition to that ordinance we have an ordinance that has a maximum height in the Commercial Two zone of 35 feet so 100-foot sign would require relief from the 35-foot height limit. Mr. Grillo informed Mr. McLaughlin that they would have to go before the ZBA to exceed the height and to exceed the number of signs and to exceed the square footage allowed within the Town of Auburn's Zoning Ordinance. Mr. Grillo also believed that they would be looking for a waiver from the Planning Board to exceed the height limit.

Mr. Porter also pointed out that the Planning Board has been doing a lot of work with regard to overall lighting and would be interested to hear what the lumen output was for all the signs. Mr. Porter also mentioned the safety of the sign itself if it's a 100-foot in the air and talked about the storm that just went through Auburn. Mr. Rolfe asked if the signs would be lit. Mr. McLaughlin said yes that they would be lit internally and talked about the LED lighting for the sign as well. Mr. Porter asked if it would follow the operation hours. Mr. Rolfe further added that the ordinance states that all illuminated signs shall only be lit during hours associated with the establishment. Mr. Rolfe also pointed out that, the sign should not be visible at any point beyond the lot lines for the premises and believed that would be hard to do. Mr. LaCroix also commented that, under prohibited signs that says that electronic reader boards are strictly prohibited which was found on page 24 of the Zoning Ordinance.

Mrs. Marzloff asked about the changes to the building and wanted the owner to be aware that, when that building was proposed that the Board would like to see what they were proposing for changes to the building.

Mr. McLaughlin believed that there would be a process that they would go through and if architectural design was something that the Board was interested in then they would certainly provide that. Mrs. Marzloff asked if they could give a location of where there was a sign like the one they were proposing so that she could look at the sign. Mr. McLaughlin did not know about a 100-foot sign but possibly one on Route One in Portsmouth or Exit 4 in Londonderry closer to the Ford dealership. Mr. Scott mentioned Hooksett toll booth on Interstate 93 North that was huge.

In conclusion, Mr. McLaughlin stated that they would have to go through the process of ironing out all the request on whether they are variances or waivers by the appropriate Boards. The one thing that stuck out to him was the electronic reader board. Mr. Grillo commented that he would not focus on just that but that for him in general that if he was voting that night that he would not be inclined to granting a waiver for a sign that was 100-foot simply because of the area that it was in as it was definitely a Commercial Two zone but it was so far above and beyond our regulations and it went against the rural character of the town. Mr. Grillo also pointed out that there was a residential complex going in across the street which would include eight (8) homes. Mr. Grillo stated that the height was the first of the regulations and really the only one that would be in the Planning Board's purview as the rest would fall under the ZBA for Special Exception. Mr. Grillo also suggested that they look through the other minutes of other signs that came before the Planning Board with regard to lighting.

Mr. McLaughlin asked if the Board ever did a straw poll type of vote. Mrs. Marzloff indicated that she would not be in favor of a straw vote. Mr. Porter believed that there were other avenues that they could pursue to get better coverage from both directions. The Board did not have any further comments and Mrs. Marzloff pointed out that there was no decision made tonight as this was an informal meeting.

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

**Informal – Matthew Scott**  
**HQ Properties Realty Trust**  
**29 King Street, Tax Map 25, Lot 47**  
**Discuss Potential Sign within the Drainage Easement**

Mr. Scott who is the owner of HQ Properties Realty Trust which basically owns the school bus property as well and then the dome that has his two (2) companies in it. Mr. Scott went on to say that the reason he was before the Board tonight was because he had spoken with Mrs. Rouleau-Cote for a sign permit because he read all the sign regulations and that as long as the sign was under 40 square feet that he didn't have to go before the Planning Board. Mr. Scott went on to say that, because of the location that he would like to put the sign and because it was not on his site plan Mrs. Rouleau-Cote, the Building Inspector could not give me a sign permit and would have to go before the Planning Board for site plan review. Mr. Scott explained that he would like to put a sign on his property that would be under 40 square feet and would be 7 feet by 5 feet which would be 60 inches wide by 84 inches tall. Mr. Scott further explained the location of his property and location of his property within the Town of Auburn which goes all the way down to Rockingham Road on King Street. Mr. Scott showed the location he would like to place his sign on his property to the Board members that were on his tablet. Mr. Scott talked about the drainage easement area and informed the Board that Ms. Royce recommended that Mr. Dross, the Road Agent go by the property to see where he was looking at placing the sign. Mr. Dross went by and stated that he did not have a problem with the location of the sign as it would not impede his ability to plow in the winter or to maintain the drainage ditch as he was going to remain 15 feet off the property line and 30 feet off the street which were Mr. Dross' recommendation. A brief discussion ensued with regard to what the sign would be made out of and the post would be pressure treated. Mr. Scott also stated that he would be planting flowers and putting bark mulch around the sign and the sign would be unlit. Mr. Scott also informed the Board that he also brought photos of the layout which Ms. Royce asked him to bring with him. Mrs. Phillips asked Mr. Scott if he would be out of the town right-of-way. Mr. Scott said yes.

Discussion ensued with regard to the note regarding "Greenspace Easement" and Mr. Scott explained that it's been in place since 1988 and was given to Mr. Lacey, his neighbor who lives on the corner and Mr. Scott said that he has spoken with Mr. Lacey and that Mr. Lacey said that he would give him his blessing. Mr. Scott also read a letter from his attorney that explained that having a sign within the drainage easement or greenspace easement was not illegal and was a reasonable use of the property which is available to the Board at their request.

Mr. Grillo asked how many signs were on the property currently. Mr. Scott said none right now. Mr. Grillo asked what they would need to do in order for Mr. Scott to move forward because it sounded like it would be a minor site plan review. Mrs. Marzloff said it would

be a minor site plan review and that they could accept it and approve it in one meeting. Mrs. Marzloff also suggested to Mr. Scott to have Mr. Mitchell draw it on the plan and come for a minor site plan as he was the original engineer that did the site plan. The Board believed that he could have a review and then have it recorded. Mr. Rolfe explained that he would have to fill out an application and that abutters would be notified and that Ms. Royce could help him out with that.

Discussion ensued between the Planning Board and Mr. Scott with regard to the number of signs to be added to the property. Mr. Scott asked the Board if he wanted to have a small sign that would be 3 feet by 5 feet at the end of his driveway which would put him at 50 square feet total that now would be the time to do it. The Board said yes.

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

### **NEW BUSINESS**

Mr. Porter talked with the Board about an open space plan that came out of SNHPC. Mr. Porter did not know if it was recorded or not. Mrs. Marzloff indicated that SNHPC does not record their plans. Mr. Porter talked about the wildlife and thought there was a copy of this at the Town Hall. Ms. Royce nor Mrs. Phillips recall ever seeing such a plan. A brief discussion ensued with regard to the large plan and Manchester Water Works property.

### **ADJOURN**

<p><b>Mr. Rolfe moved to adjourn the Hearing. Mr. Porter seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:58p.m.</b></p>
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***The next Planning Board meeting will be held on Wednesday, November 15<sup>th</sup>, 2017 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.***