

**UNAPPROVED MINUTES**  
**Town of Auburn**  
**Planning Board**  
**PUBLIC HEARING**  
**November 15, 2017**

**Present:** Ron Poltak, Chairman. Steve Grillo, Vice-Chairman. Michael Rolfe & Jeff Porter, Members. Paula Marzloff, 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.

Mr. Poltak moved on to request a motion to accept the minutes of October 18<sup>th</sup>, 2017. Mrs. Marzloff had a few questions as there was some confusion in one section of the minutes. Ms. Royce noted the area of confusion and indicated that she would correct the area in question.

**MINUTES**

<p><b>Mr. Porter moved to approve the minutes for October 18<sup>th</sup>, 2017 with the noted changes to be made, Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.</b></p>
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**GENERAL BUSINESS**

**Informal – Anthony Vello**  
**68 Hunting Road, Tax Map 18, Lot 54-1**  
**Discuss Removing Existing Driveway and**  
**Create a New Driveway that Will Exceed the 24ft Width**

Mr. Vello began by saying that he was before the Board tonight because he would like to have a driveway that is 30 feet wide to match the front of the barn that he has that he will be turning into a garage. Mr. Vello passed out photos of the barn and existing driveway that is currently a horseshoe driveway which he will be removing in order to have the 30-foot driveway. Mr. Vello explained that it would basically go straight down to the road from the garage. Mr. Poltak explained to the Board members that Mr. Vello is before the Board tonight because our regulations only allows for a driveway to be up to 24 feet wide and the request is to exceed the 24 feet. Mr. Vello pointed out that it would be exactly 30 feet 10 inches. Discussion ensued with regard to the barn/garage which has been there since the early 1900's.

Mr. Poltak stated that there were no abutters present because this was an informal meeting with the Planning Board. Mr. Porter asked Mr. Vello what he would be storing in the garage. Mr. Vello said nothing because they would be filling the basement because it's too wet and just wants to park his cars inside. Discussion on the size of the garage took place along with the size of the garage doors.

Mr. Poltak asked Mr. Vello why he wouldn't want the driveway to begin narrow and get wider as it went up closer to the garage. Mr. Vello commented that he would like it to be symmetrical and also to have the extra parking would be nice.

In conclusion, the Board believed Mr. Vello's request was reasonable and did not have any issues. Mr. Poltak believed that Mrs. Rouleau-Cote sent Mr. Vello before the Board to seek permission to exceed the 24-foot limit. Mr. Poltak further indicated that the Board has not dealt with anything like this before other than dealing with a waiver request during a subdivision or site plan approval process.

**Mr. Grillo made a motion to approve a waiver request to allow for a 30-foot driveway where 24 feet is the maximum requirement in the Town of Auburn's Regulations for 68 Hunting Road, Tax Map 18, Lot 54-1. Mrs. Phillips seconded the motion. A vote was taken; all were in favor, the motion passed.**

## **PUBLIC HEARING**

**David & Ann Marie Rioux  
40 Spofford Road, Tax Map 16, Lot 16  
Zoned Residential One  
Minor Subdivision (One Lot)  
Continued from October 18, 2017**

Jack Szemplinski of Benchmark Engineering was presenting on behalf of Mr. and Mrs. Rioux and began by explaining the property location and size. Mr. Szemplinski also commented on what had transpired at a meeting with the Conservation Commission and the Planning Board to date. In conclusion of tonight's discussion, Mr. Szemplinski believed that at this point they would like to request conditional approval subject to restoration of the buffer and subject to inspection by the Code Enforcement Officer and Conservation Commission. Mr. Poltak stated that he has read the minutes of the Conservation Commission meeting and that the Board did go through this extensively and asked Mr. Porter what the motion was in that regard. Mr. Porter stated that after the conditions are met that he would then review it with Mrs. Rouleau-Cote and the Cons Com then he would think it was appropriate to revisit it and believed that conditional approval at this point is a little premature because they want to be sure that it gets done. Mr. Poltak asked Mr. Szemplinski what the number of feet would be on Peach Tree Road. Mr. Szemplinski said 200 feet. Discussion ensued with regard to filing with DES for subdivision approval.

Mrs. Marzloff asked what the last recorded plan number and the date. Mr. Szemplinski pointed out that the plan number was D-25434. Discussion ensued with regard to the number of feet that is on Peach Tree Road on a paved road. Mr. Szemplinski stated that there was approximately 220 feet of frontage on a paved road. Mr. Rolfe explained that there were two houses on the other side of the road. In conclusion, it was noted that the new lot would be located on a Class V paved road. Mr. Poltak asked about the building envelope. Mr. Szemplinski stated that the owner is going to be selling the lot. Mrs. Marzloff wanted to be sure that it would be a buildable lot before approving anything.

Mr. Poltak noted that there were no abutters present tonight and also pointed out that the new lot had nothing to do with the restoration of the mother lot and stated that it was up to the Board to decide on the minor one lot subdivision. Mrs. Phillips asked if Mr. Porter was okay with it from the Conservation Commissions point of view. Mr. Porter said not until its completed as he believed it needed to be revisited after it's completed. Mrs. Phillips believed it would then need to be in the motion. Mr. Poltak and Mr. Grillo did not believe it needed to be in the motion. Mr. Porter believed it would have to be restored before the Planning Board could grant the subdivision because this was an egregious action on the part of the owner. Mr. Poltak asked Mr. Porter if there was any restoration that needed to take place with regard to the new lot. Mr. Szemplinski commented that they would be receptive to approval of the subdivision subject to restoration of the land. Mr. Rolfe believed if they were agreeable to do that then there shouldn't be an issue. Mr. Poltak asked again if there was going to be on the ground activity on the new lot relative to restoration. Mr. LaCroix explained that, he believes that what Mr. Porter was saying was that, if we grant conditional approval that they could then sell the lot and never do any of the restoration. Discussion ensued with regard to placing conditions on the approval and the restoration that would need to be done. In conclusion, Mr. Poltak noted that the owner was agreeable to the conditions and therefore the discussion ended and a motion was in order.

**Mr. Grillo made a motion to approve the one lot subdivision conditioned upon completion of a restoration plan as outlined at the Conservation Commission meeting on November 7, 2017 for 40 Spofford Road, Tax Map 16, Lot 16. Mr. Porter seconded the motion. A vote was taken; all were in favor, with Mr. Grillo opposed, the motion passed.**

Mr. Szemplinski thanked the Board and Mr. Poltak moved on to the next matter before the Planning Board.

**George Chadwick  
On Behalf of LKB, Inc.  
50 Raymond Road, Tax Map 26, Lot 13  
Discuss Converting Single Tenant Building to a  
Dual Tenant Building**

Mr. Chadwick went through the process and explained to the Board members what had

occurred previously when they were before the Board for a conceptual and that they received ZBA approval and were before the Conservation Commission last week as well. Mr. Chadwick talked about the bio-retention swale on the east side of the property and that they would be placing placards to delineate the wetlands. Mr. Chadwick further talked about loaming an area to re-establish the area that had been encroached upon. Mr. Chadwick also pointed out to the Board members that they have received septic approval and had a copy for the Board if they would like one. The Board was already in receipt of the proposed approval from DES.

Mr. Chadwick pointed out the location of the snow storage and where they previously had the snow storage located. Mr. Chadwick stated that they will be meeting all requirements and pointed out the existing well on the property. In conclusion, Mr. Chadwick believed they had everything in order and indicated that he would be happy to answer any questions.

Mr. Edwards asked about the well and if it would be dedicated to the use of this building. Mr. Chadwick said yes. Mr. Poltak asked the Board if they had any questions or comments. Mrs. Marzloff asked how many handicap spaces they would have. Mr. Chadwick stated one. Mrs. Marzloff believed that they would need at least two since they would be having two tenants. Mr. Chadwick stated that state requirements state that only one handicap space is needed and reiterated that no one comes to the building anyways. Discussion ensued with regard to the number of handicap spaces and that the Town of Auburn's regulations require only one handicap space.

Mrs. Marzloff asked if the plan would be recorded. Mr. Poltak said yes. Mr. Chadwick understood what would be required to record the plan and would take care of it. Mr. Poltak believed that this proposal was a significant improvement for the property and asked Mr. Porter for comment. Mr. Porter pointed out that the only issue that they had was what tenant would be going in there and if there would be hazardous materials. Mr. Poltak commented that, our ordinance defines what types of organizations are allowed in that area and that site plan approval would be done at that time.

Mrs. Marzloff asked if this plan was recorded. Mr. Chadwick did not know. Mrs. Marzloff also pointed out that she would like to see a tax map locus as well. At this time, Mr. Poltak asked for a motion.

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

Mr. Chadwick thanked the Board for their time and exited the meeting. Mr. Poltak moved on to a one lot subdivision for Mr. Febonio.

**Steve Febonio/Maverick Development  
234 Eaton Hill Road, Tax Map 8, Lot 14-3  
Discuss One Lot Subdivision**

Mr. Chris Hickey of Eric Mitchell's office presented on behalf of Mr. Febonio who could not make the meeting tonight but did appear before the Planning Board at the last meeting for an informal with the Board members. Mr. Hickey explained to the Board that 234 Eaton Hill Road consists of 6.43 acres which currently has a single-family house located on the property. Mr. Hickey pointed out that the lot has over 400 feet of frontage on Eaton Hill Road and what Mr. Febonio is proposing to do is cut off a 2.04-acre lot leaving the existing lot with 4.39 acres. Mr. Hickey passed out copies of the plan to the Board members for review. Mr. Hickey further added that they received state approval for subdivision today and passed out a copy of the approval for the Board to review. Mr. Hickey added that there are no wetlands on this site and showed the Board members the location of the driveway and indicated that it was a nice lot. Mr. Hickey talked about the slope of the driveway and that they would be placing a culvert in as well.

Mr. Poltak stated that he was not present for the informal and asked Mr. Hickey if both lots would have frontage on Eaton Hill Road. Mr. Hickey said yes. At this time, Mr. Poltak asked if there were any questions from the Board. Mr. Edwards asked about the slope of the driveway. Mr. Hickey stated that the maximum was 10 percent but when the driveway is being built that it could possibly be lower. A brief discussion ensued with regard to the driveway slope.

Mr. Poltak asked if there were any other questions or observations. Mrs. Phillips believed it was pretty straight forward. The Board thought it was a nice lot and Mr. Poltak asked for a motion.

**Mr. Grillo made a motion to accept the application for a one lot subdivision for 234 Eaton Hill Road, Tax Map 8, Lot 14-3. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.**

**Mr. Grillo made a motion to approve the one lot subdivision for 234 Eaton Hill Road, Tax Map 8, Lot 14-3. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.**

**NEW BUSINESS**

Mr. Poltak asked if anyone had any other business. None were noted.

Mr. Poltak did want to inform the Board members that December 6<sup>th</sup> and December 20<sup>th</sup> would be used to complete the Master Plan.

## **ADJOURN**

**Mr. Porter moved to adjourn the Hearing. Mr. Rolfe seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:58p.m.**

***The next Planning Board meeting will be held on Wednesday, December 6<sup>th</sup>, 2017 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.***