

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

Present: Ron Poltak, Chairman. Steve Grillo, Vice-Chairman. Michael Rolfe & Jeff Porter, Members. Paula Marzloff, Jess Edwards & Tom LaCroix, Alternates. Minutes recorded by Denise Royce.

Absent: Dale Phillips, Selectmen's Representative.

Mr. Poltak called the meeting to order at 7:01 p.m. and asked the Board members to introduce themselves to everyone present.

Mr. Poltak explained to everyone present why Mrs. Phillips and Mr. Tatem would not be present for tonight's meeting. Mr. Poltak then moved on to request a motion to accept the minutes of November 15th, 2017.

MINUTES

Mr. Porter moved to approve the minutes for November 15th, 2017 as written, Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.

GENERAL BUSINESS

Informal – Steve Febonio
Maverick Development
Haven Drive Subdivision, Tax Map 5, Lot 29
Request 4 Additional Building Permits

Mr. Poltak explained that Mr. Febonio would not be present tonight but has submitted a request for 4 additional building permits. Mr. Poltak explained the number of permits available and the number of permits issued as well. Mr. Porter asked what development these would be for. Mr. Poltak indicated that it was the Haven Drive Subdivision and did not see a problem with the request and asked the Board for a motion to approve.

Mr. Grillo made a motion to approve a request for 4 additional building permits for Haven Drive Subdivision, Tax Map 5, Lot 29. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

PUBLIC HEARING

**Matthew Scott
HQ Properties Realty Trust
29 King Street, Tax Map 25, Lot 47
Minor Site Plan Review (Signs)
Zoned Industrial**

Ms. Royce passed out copies of the plan to each of the Board members to review and follow along as Mr. Scott explained that it was basically the same as he stated to the Board members at an informal meeting on November 1st. Mr. Scott explained that he went back to Mr. Mitchell's office to have the signs drawn on the plan. Mr. Scott also stated that he has also spoken to Mr. Dross, Road Agent about the placement of the sign at the beginning of King Street and that Mr. Dross was okay with the placement of the sign. Mr. Scott further explained that he has also spoken with his neighbor who was present at tonight's meeting and that he was okay with the placement of the sign. Mr. Scott indicate that the sign at the corner of King Street would be 35 square feet which would be 5 feet by 7 feet and the other small sign which would be placed at the entrance of his driveway would be 3 feet by 5 feet which would be a combined total of 50 square feet. Mr. Rolfe was trying to find what the maximum size allowed in the Industrial zone and Mr. Scott stated that he had that information which was 60 square feet and that he was under the maximum requirement. Mr. Porter asked if the sign would be illuminated. Mr. Scott said no. A brief discussion ensued with regard to the look of the sign. Mr. Scott commented that he was trying to keep consistent with the signs that are placed on lawns after they've been treated and to draw people to his property.

Mr. Poltak indicated that it was a Public Hearing and that there were no abutters present that did not approve and asked what the pleasure of the Board was. With that said, Mr. Poltak stated that he would entertain a motion to approve.

Mr. Grillo made a motion to approve the minor site plan change for HQ Properties Realty Trust, 29 King Street, Tax Map 25, Lot 47. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Scott asked the Board if the Planning Board's approval enough to have in the file or does it need to be recorded as Ms. Royce believed that something this small probably did not need to be recorded as long as it was shown in the file. Mr. Poltak asked Mrs. Marzloff what she thought. Mrs. Marzloff stated that she believed it needed to be recorded because it would cover Mr. Scott. Mr. Poltak agreed with Mrs. Marzloff. At this time, Mr. Scott thanked the Board for their time and exited the meeting.

MASTER PLAN

Mr. Tatem was unable to attend tonight's meeting but that Mr. Whitman was present. Mr. Whitman began by talking about the e-mail sent out by Mr. Tatem regarding the Draft

Land Use Chapter and the Draft Economic Development Chapter. Mr. Poltak apologized to the Board members because Mr. Tatem sent out the two (2) documents out to each of the Board members late in the day and the Board did not have time to review them. Mr. Poltak went on to say that he still wanted to have a discussion tonight on the two (2) documents anyway. Mr. Whitman began by talking about the Land Use Chapter and how it was a draft and that it was updated since the last Master Plan but still flags a lot of things. Mr. Whitman went on to talk about the map and asked the Board if they wanted to make any changes. Mr. Whitman talked about the Village District and how it's been changed to say Auburn Village now. Mr. Poltak mentioned that in 2008 there was a provision in our Zoning Ordinance that said that based on the zone you were going to build that the requirement would be 2 acres and 200 feet of frontage which got thrown out and then we had the Village District that had one acre and 100 feet of frontage. Mr. Poltak went on to talk about possibly doing an ordinance for condominium units and thought it was better to just put the language back in that would require the minimum acreage per condominium units.

Mr. Porter explained to the Board members that he had done some research with regard to having an R1, R2 & R3 zone which would allow certain dwelling units. Mr. Porter also believed that there were areas within the Town of Auburn that could potentially have water and sewer connection in the future. Mr. Poltak asked what an R3 was. Mr. Poltak said multi-dwellings. Mr. Porter indicated that if there was municipal water then it could support greater density. Mr. Poltak didn't disagree with Mr. Porter but did not believe it would occur in our lifetime. Mr. Rolfe liked Mr. Poltak's idea that if you had 8 units then it would require 16 acres. Mr. Poltak liked that too.

The Board went on to briefly discuss workforce housing and Mr. Poltak pointed out the state statute. Mr. Porter talked about having 10 units and if it had municipal water then it wouldn't require the acreage. Mr. Porter believed that both ends of town could support this type of development. Mr. Rolfe went on to say that he liked Mr. Poltak's suggestion with the 2 acres and 200 feet of frontage per unit requirement. A brief discussion ensued between the Board members.

Mr. Whitman indicated that he sees two (2) problems that the Board has talked about but believed we were getting closer to a resolution. Mr. Whitman proceeded to say that, the first was how to use the two (2) commercial areas and how to have the workforce housing happen there which Mr. Tatem talks about that in the Economic Chapter. The other part which they've touched upon last time was how to use the rural areas so that you can protect the natural resources you want to protect and keep that character the Board is looking for. Mr. Whitman mentioned flexible lot sizing which would be used for minor subdivisions. A brief discussion ensued with regard to what flexible lot sizing would be which does not include common land.

Mr. Poltak believed that if the Board wanted to control the residential side in this community that he would suggest that they do two acres and 200 feet in our traditional residential zone and you continue with the one acre and 100 feet in the Village District and relative to the rural zone you leave it at 3 acres and 300 feet of frontage. Mr. Poltak

talked about the land located within the Village District and stated that the majority of the land is either in a floodplain or wet and that the building envelopes are very very small. explained that the Planning Board zoned the one acre and 100 feet to be the Village District but the town has never taken a proactive approach. Mr. Poltak believed it would be an undue taking if they converted the Village District to two acres and 200 feet. Mr. Poltak went on to talk about when having condominiums that we require the language that was in the Town of Auburn's Zoning Ordinance back in 2008/2009 that would cover our immediate threat. Mr. Poltak believed that would protect the town with requiring this in the future and save the rural character of the town. Discussion ensued with regard to water and sewer coming into the Town of Auburn and Mr. Poltak again stated that he did not believe it would happen in our lifetime. Mr. Porter disagreed. Mr. Whitman commented that to just have a general philosophy of where the Board wants to go would be good. Mr. Poltak believed what the Board was saying in retrospect is that they want to protect what we have in terms of the rural nature of this community and that was what everybody in the community wants and we can do that with the two (2) acre and 200 feet and you can do it with the one acre and 100 feet in the Village District. Mr. Porter believed that they should change the Village District to be two (2) acres and 200 feet. Mr. Edwards believe it would be what Mr. Poltak stated above that it would be an undue taking. Mrs. Marzloff stated she, Mr. Rolfe and Mr. Cote attended the last ZBA meeting and indicated that she tried to make some of these points to the zoning board and was basically told that it was too late. Mrs. Marzloff went on to say that, if this was the mindset of our Zoning Board that the planning Board will have to keep that in mind when we write our regulations because every place you give them a shoehorn to get in they will take it. They want to accommodate development, they don't want to restrict development because their perspective is different. Mrs. Marzloff informed Mr. Poltak that she tried to explain to them that, the Planning Board struggles to write the regulations and then the Zoning Board sets them aside with very little effort on the part of the applicant. Mr. Poltak commented that, that was why they had to put into the regulations the two (2) acres 200 feet and one acre 100 feet in the Village District and then you can expand from there. Mr. Poltak believed it would be a step by step process. A brief discussion ensued with regard to water, sewer and high density again. Mr. Rolfe agreed with everything being said but believed that this needed to be done now and the other stuff will take time but for March we need to get something done immediately.

At this time, Mr. Grillo wanted to clarify that with regard to workforce housing were two different things from the condos going in on Rockingham Road were not workforce housing. Mr. Poltak said correct because those would be selling between \$325,000 and \$375,000. Mr. Grillo indicated that by putting in the two (2) acres and 200 feet that it would stop this type of development from occurring in the future because you would then need 16 acres to do that same type of development. Discussion ensued with the requirement of a Special Exception within the different zones. The Board members discussed the multi-family requiring a Special Exception within the Commercial Two zone. Mr. DiPietro stated that it was a good place to allow that type of development. Mr. Rolfe and Mrs. Marzloff commented that you need the commercial property. Mrs. Marzloff continued by saying that commercial yields and does not draw because you don't put kids in school and we want the commercial for the tax base. Mr. DiPietro did not believe that

anyone would bring a commercial business to an area that has no people because it did not make sense.

Mr. Poltak believed that they had to move on from this discussion but pointed out that he would be asking the Board on December 20th that, he will be writing up what they are suggesting here in terms of protecting ourselves and then move on to the long-range side of it. Mr. Porter asked when the Village District was established. Mr. Poltak believed it was approximately 8 to 10 years ago. Mr. Porter added that prior to that, the Village District was two (2) acres 200 feet so what taking was it if it was two (2) acres and 200 feet prior to that because it's already pre-existing homes. Mr. Poltak commented by saying that, when the zoning changed to the Village District, a good faith commitment on the part of the town because they were going to move in that direction and the community has done nothing within that 10 years to implement the intent of that Village District. Now we go back and change it back to two (2) acres and 200 feet. A brief discussion ensued with regard to possibly changing the Village District from one acre 100 feet to two (2) acres and 200 feet. Mr. Porter would like to see the Village District rezoned to two (2) acres and 200 feet and Mr. Poltak stated that he did not have a problem with changing it if the Board members so chooses but that he wanted to give the owners of property within the Village District the ability to utilize their property for they are paying taxes on. Mr. Porter reiterated that he would really like to see the Village District rezoned to two (2) acres and 200 feet of frontage.

Mr. Whitman pointed out that what he would like to see by December 20th is an update of the two (2) chapters that the Board members received but did not have a lot of time to review. The Land Use Chapter should speak to whatever changes that the Board would like to do relative to the map. So, on the 20th we need to narrow it down so Mr. Tatem can make the changes so that the Board can see a draft before the Master Plan is finalized. Mr. Whitman stated that, the Board could have Auburn Village show up even if the zoning becomes two (2) acres and they could write it differently as was done in the last Master Plan or they could just have it blend in with the residential area. The one thing that Mr. Tatem asked him to inform the Board was, when the Board reads the Economic Development chapter that, on the top of the third page there is a comment related to the taxing of the developable value of the Manchester Water Works and its language of which he is trying to track down whatever that change was to the rate to be more specific. Mr. Whitman asked the Board to bring back feedback from those two (2) chapters and feedback on that map and they will be sending it to Mr. Tatem and then he would send it along to the Board for review.

Mr. Whitman asked if there were any applications to be presented that night along with this discussion. Ms. Royce informed the Board members and Mr. Whitman that there was one Public Hearing that night which was for a Lot Line Adjustment and that was it. Mr. Poltak did not believe it would take long for the Lot Line Adjustment.

The Board members discussed the two (2) acre 200 feet of frontage again and Mr. Poltak informed the Board members that, what he did not want is to turn Auburn into Hooksett and mentioned his reason behind his comment. Discussion ensued with regard to

narrowing the focus and how to solve the issues with regard to workforce housing and the accommodation for multi-family development and more interested in preserving what they have now and then go from there.

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 20th would be used to complete the Master Plan.

ADJOURN

Mr. Grillo moved to adjourn the Hearing. Mr. Rolfe seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 8:52p.m.

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