

**UNAPPROVED MINUTES
Town of Auburn
Planning Board
June 6, 2018**

Present: Ron Poltak, Chairman. Steve Grillo, Vice-Chairman. Michael Rolfe & Jeff Porter, Members. Paula Marzloff & Tom LaCroix, Alternates. Keith Leclair, 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 tonight. Mr. Poltak pointed out that there were a number of items on the agenda tonight and asked for a motion to accept the minutes of May 16, 2018.

MINUTES

Mr. Porter moved to approve the minutes for May 16th, 2018 as written, Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.

GENERAL BUSINESS

***Wethersfield – Phase III
Rick Eaton/Espana Builders
Steam Mill Road
Wellesley Circle
Pingree Hill Road
2-Year Maintenance Surety Release Recommendation***

Mr. Poltak read a letter from Mr. Tatem of Stantec recommending the release of the \$33,502.00 2-year maintenance surety that was provided to the Town of Auburn in May 2016 (a copy of which can be found in the file). At this time, Mr. Poltak acknowledged that Mr. Eaton was present tonight and asked Mr. Eaton if he had anything he wanted to add. Mr. Eaton explained that he had done everything that Mr. Tatem had asked him to do and that everything was done. Mr. Poltak asked the Board members if they had any questions. None were noted and Mr. Poltak asked for a motion to recommend the release of surety.

Mr. Grillo made a motion to recommend that the 2-year maintenance surety be released which was being held for Wethersfield – Phase III, Steam Mill Road, Station 0+00 to Station 66+32, Wellesley Circle, Station 0+00 to Station 6+33, Pingree Hill Road, Station 52+25 to 56+00 in the amount of \$33,502.00. Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Eaton thanked the Board and exited the meeting.

Auburn Historical Society

Sam Rooney

102 Hooksett Road, Tax Map 10, Lot 5-1

Discuss Sign Request

Sam Rooney from Troop 127 presented to the Board members the project he is working on which is to place a sign recognizing the “Dockham Store” that is located in front of the Auburn Historical Association. Sam Rooney explained that, the sign would be placed at the road approximately 20 feet off the actual roadway and 10 feet off the driveway. At this time, Sam Rooney showed the actual sign that he would like to put up. Mr. Poltak asked where the sign was going to go. Sam Rooney showed the location of where the proposed sign would be placed on the plot plan of the property. At this time, the Board members reviewed the location for the sign location. Sam Rooney stated that they would like to place it closer to the road so people can see it. What he’s asking from the Board tonight is permission to place the sign in that location and to waive any permit fees associated with placing the sign. Mr. Poltak asked when they would be putting up the sign. Sam Rooney commented that, they would like to put it up this weekend. Mrs. Marzloff asked how they would be mounting the sign. Sam Rooney said they have a sign post similar to the road signs.

Mr. Poltak asked the Board members how they would like to proceed as they would be looking to accept the sign and the plot plan for the Auburn Historical Society and waive the fees.

Mr. Leclair made a motion to accept the sign and plot plan for the Auburn Historical Society and waive any fees required for 102 Hooksett Road, Tax Map 10, Lot 5-1. Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Poltak and the Board members commented that Sam Rooney did a great job and congratulated him.

Ron Panzieri/Ethel Nye
24 Pasture Road, Tax Map 8, Lot 13
PB Conditional Approval May 16, 2018
Revisit with PB Update

Mr. Poltak reminded the Board members that this was a continuation of last month and that the Board was now in hearing mode.

Mr. Jason Franklin presented on behalf of Mr. Panzieri and Ms. Nye and began by saying that he has completed the changes requested by the Board at the last meeting held on Wednesday, May 16th. Mr. Franklin began by passing out copies of the plan as well as a topography plan for the Board members to review. Mr. Poltak further reminded the Board members that they received conditional approval at the last meeting and that tonight was just to go over the three (3) areas and turned the meeting over to Mr. Franklin.

Mr. Poltak asked if there were any abutters present tonight. None were noted. Mr. Franklin started off by pointing out the areas in question which were to show the proposed driveway, proposed house and well and the proposed leachfield. Mr. Franklin indicated on the plan the changes made as requested by the Board. Mr. Franklin stated that they are proposing a two (2) bedroom house and indicated the dimensions from one side of the driveway to the other.

Mr. Franklin also informed the Board members that the granite bounds were set on May 17th. Mr. Poltak stated that he would turn it over to the Board members for comments. The Board members believed that it was cut and dry and that everything was complete. Mr. Poltak asked how far the building would be set back from the road. Mr. Franklin said that the house would be approximately 130 feet from the road. Mr. Poltak asked about soil testing and also asked about the frontage and if it was the minimum of 200 feet. Mr. Franklin said that the frontage was 202 feet and that the soil tests have been done.

At this time, Mr. Poltak asked for a motion.

Mr. Grillo made a motion to grant final approval for a one lot subdivision for Tax Map 8, Lot 13, 24 Pasture Road. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

Globel Montello Group Corp
Heather Dudko, Sign Permit Consultant
7 Myles Drive, Tax Map 9, Lot 15-1
Discuss Signs for Building

Heather Dudko of National Sign Corporation presented on behalf of National Sign with regard to a sign for the proposed Burger King going into Myles Travel Plaza. Ms. Dudko passed out copies of the proposed plan to each of the Board members for their review

and comment. Mr. Poltak asked who the new owners were. Ms. Dudko was unaware of who the new owners were and all she was told was they received a proposal from the sign installer and she applied with the Building Inspector who alerted her that they needed to go before the Planning Board for the signs.

Mr. Poltak asked if what she would be sharing with the Board tonight is what she proposed for the sign to be applied to the general development of this site. Ms. Dudko said that it was on behalf of the remodel. A brief discussion ensued with regard to the installation of a Burger King to go into what is known to all of them as Myles Plaza. Mr. Poltak stated that, in the best interest of everyone that he did not like doing it a little bit at a time and would rather see the whole sign package. Ms. Dudko wanted to clarify that the Board was not willing to discuss this portion tonight but would rather have the owner come in with a complete sign package as opposed to just dealing with one issue at a time. Mr. Poltak said that was correct. Mr. Grillo added that it was in the owner's best interest because the Town of Auburn's Zoning Ordinance only allows one sign with a maximum square footage.

Mr. Poltak did want to take advantage of the time tonight to see what she had with regard to the installation of a Burger King. Ms. Dudko thanked the Board and moved on to show the Board members what they were proposing for a sign for Burger King. Ms. Dudko pointed out on the plan showing the building that they are proposing the Burger King logo to be placed on the left side of the building with "Flame Grilling since 1954" which would be the extent of the sign that they would be proposing to place on the building. Ms. Dudko went on to say that, they do have a clearance bar and an ordering unit in the back for the drive thru and that would be taken care of under the building permit by the general contractor. Ms. Dudko also noted that they do have a free-standing sign out front with a few panels on that and was unsure how they would address that but that would be included in the comprehensive sign package to be before the Board. Mr. Poltak asked if they were lit signs. Ms. Dudko said that they were internally illuminated. Ms. Dudko went on to talk about the 16-inch channel letter for the "Flame Grilling Since 1954" which were mounted to a raceway which would be lit as well. Mr. Poltak asked if it was going to be just a drive thru or were there going to be indoor seating. Ms. Dudko did not know about the seating but believed they could go into the store and order at the counter.

Mr. Poltak asked the Board members if they had anything else to add. Mr. Rolfe asked if there would be timers on the signs. Ms. Dudko said yes. Mr. Lacroix wanted to clarify that the sign they were proposing was going to be 55 square feet. Ms. Dudko said yes, that the logo would be 28 square feet and 27 square feet for the wording which would be 55 square feet total. Mr. Poltak indicated that, that would be over the requirement and there are already signs there. A brief discussion ensued with regard to the signage and lumens permitted.

In conclusion, Mr. Poltak wanted to summarize what they were proposing to have was a sign that would be 15 square feet over what the Town of Auburn's Zoning Ordinance permits for signage and he was going to take the position that, the Board would have to take this up as a total proposal for complete signage package. Mr. Poltak indicated that

they did not want to take this up one sign at a time and asked Ms. Dudko to take this information back to the owners on what the Board is looking for. Mr. Poltak went on to say that he would have a conversation with the Building Inspector regarding the same and that their message is that they would like to see someone come before the Board and give them an outline of the totality of the signage and lighting proposed for 7 Myles Drive.

Mr. Grillo pointed out that there were three (3) windows on this building and he has seen Burger King have window signs as well and wanted to make sure that they include that within the square footage as well. Ms. Dudko understood what the Board was looking to obtain with regard to the sign package.

Mr. Poltak had taken photos of the building as it sits now and passed them around to the Board members to take a look at them and pointed out that there was nothing on the building now. Discussion was reiterated of what was said previously.

At this time, Mr. Poltak thanked Ms. Dudko for her time. Mrs. Marzloff wanted to reiterate that, in the future, the Board would like to see either the owner or a power of attorney for someone to act on their behalf. Ms. Dudko understood that the Board wanted the owner to be present in all future presentations.

Ms. Dudko thanked the Board members for their time and exited the meeting.

***Liberty Utilities
Huck Montgomery
Meeting & Discussion
With the Board***

Mr. Poltak introduced the presenters tonight as Liberty Utilities and turned the discussion over to the presenters. Mr. Michael Licata began by passing out a packet that included a power point presentation to each Board member to follow along. Mr. Licata stated that they have met with the Board of Selectmen back in December along with a number of other Boards within the Town of Auburn.

Also present was Huck Montgomery of Liberty Utilities.

At this time, Mr. Licata went through the packet as follows:

- About Liberty Utilities
- Granite Bridge Overview
- Needed Infrastructure Investment
- Granite Bridge Pipeline
- Granite Bridge Pipeline – Auburn
- Granite Bridge Storage Facility – Epping
- Commitment to Safety

- Benefit to Auburn
- By New Hampshire. For New Hampshire
- Granite Bridge Project Team
- Regulatory Review Process
- Next Steps/Timeline
- Questions? Thank You!

For more information please check out:

- www.granitebridgenh.com
- info@granitebridgenh.com

Also included in the packet was an:

- Aerial Index Exhibit Plan

NEW BUSINESS

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

ADJOURN

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 8:10p.m.

The next Planning Board meeting will be held on Wednesday, June 20th, 2018 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.