

**UNAPPROVED MINUTES  
Town of Auburn  
Planning Board  
PUBLIC HEARING  
August 1, 2018**

**Present:** Ron Poltak, Chairman. Steve Grillo, Vice-Chairman. Michael Rolfe & Jeff Porter, Members. Paula Marzloff, Jess Edwards, Alternate. Keith Leclair, Selectmen's Representative. Minutes recorded by Denise Royce.

**Absent:** Tom LaCroix, Alternate.

Mr. Poltak called the meeting to order at 7:01 p.m. and asked the Board members to introduce themselves to everyone present tonight. Mr. Poltak pointed out that there were three (3) informals on the agenda tonight along with the Public Hearing and started with Mr. Villeneuve with regard to the Auburn Village School and then asked for a motion to accept the minutes of June 20<sup>th</sup>, 2018.

**MINUTES**

**Mr. Porter moved to approve the minutes for June 20<sup>th</sup>, 2018 as written, Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.**

Mr. Poltak moved on to Mr. Villeneuve with the Auburn Village School.

**GENERAL BUSINESS**

***Alan Villeneuve  
Auburn Village School  
11 Eaton Hill Road, Tax Map 10, Lot 3-1  
Zoned Residential Two  
Discuss School Renovations***

Mr. Villeneuve began by introducing both Bill Hickey from the Turner Group along with Bob Carter from the Turner Group who are doing the site work for the school project. Mr. Villeneuve indicated that they were before the Board tonight to obtain the Board's approval and turned the meeting over to Bob Carter.

At this time, Mr. Carter began by talking about Article 5 of the Town of Auburn's Zoning Ordinance with regard to the 125-foot setback from wetlands. Mr. Carter talked about an existing conditions map of the school property. We Carter went through the ordinance particularly things that are allowed within the wetlands and watershed protection area and talked about recreational uses and education which were allowed. Mr. Carter commented

that the current impact is 8,000 square feet and they intend to add another 12,000 to 13,000 square feet of impact for a total impact of approximately 21,000 square feet. A brief discussion ensued with regard to the impact. Mr. Carter indicated that the larger impact is with the soccer field and that the baseball field was relocated so that it does not come into the 125-foot setback. Mr. Carter talked about the outdoor theater as well as the basketball court.

By the ordinance, Mr. Carter pointed out that the ordinance allows recreational uses as well as educational uses. Mr. Carter asked the Board if they agreed that the soccer field and baseball field were consistent with the recreational use and that the outdoor theater was considered educational and was looking for approval from the Board. Mr. Poltak began by saying that based on what Mr. Carter had said that, there would be impact of minimal intensity respectful of the distance requirements of our ordinance because it was basically all open space creating recreational activities minus any structures. Mr. Poltak did not believe that the Planning Board would have any difficulty at all but did not want to speak for the Board and wanted to turn to the Board members for comment. Mr. Poltak added that, his reaction was that he could look upon this favorably.

Mr. Grillo wanted clarification on what the Board was being asked to do and was it that they would be voting on an interpretation. Mr. Poltak explained that, there were certain setbacks and there are rules and regulations and turned to Mr. Porter. Mr. Porter indicated that he has seen plans earlier this month and asked with regard to the fill within the 75-foot, how much further they would be within the 75-foot setback. Mr. Carter believed it was at the 75-foot setback and not much further. A brief discussion ensued with regard to slope and that the plan was to not touch the stone wall.

Mr. Poltak asked Mr. Tatem to comment. Mr. Tatem asked if the school had an application before the town. Mr. Villeneuve believed this was a step that was asking the Board how the Board wanted them to handle the application. Mr. Poltak stated that, his understanding was that this was just one aspect of the planning project and that this was an informal discussion. Mr. Poltak asked if they would be getting the full proposal and if the full proposal was available. Mr. Villeneuve indicated that, that was a question for Mr. Hickey. Mr. Hickey stated that, he would be happy to come back and go through the entire project. Mr. Villeneuve added that they intend to present the total package but that they still do not have the total package as of yet. Mr. Villeneuve commented that this has to do essentially with the brook because the physical structure is not within the setback but that they also had a few issues to work out with Manchester Water Works.

In the end, Mr. Villeneuve commented that they were looking for direction from the Planning Board. Mr. Rolfe asked about Shoreland Protection. Mr. Carter directed to the Board that, if the Board agrees with him that what they are proposing qualifies as recreational activity and educational then there is no formal application required, however, the Alteration of Terrain permit will be submitted of which the Board will receive a copy. With that being said, Mr. Poltak pointed out RSA 149:8(a) Alteration of Terrain. Mr. Poltak asked if the 21,000 square feet of disturbance relates and was applicable to RSA 149:8(a) Alteration of Terrain. Mr. Carter said yes. Mr. Poltak asked if it was all in that application.

Mr. Carter said yes. Mr. Poltak commented that, that even makes him feel more comfortable with that. Mr. Carter commented that, it also includes consideration of the road impacts as well.

Mr. Poltak asked the Board members if they had any further questions or comments. Mr. Grillo added that, from his perspective that he agreed with Mr. Poltak's assessment of the ordinance. Mr. Carter asked for a letter from the Board and Mr. Poltak indicated that it would be written in the minutes and Mr. Carter was okay with that. Mr. Poltak added that, it would be in the minutes that the consensus of the Board was that the Board members were all in agreement. Mr. Porter asked if it needed a motion. Mr. Poltak believed that they could make a motion.

**Mr. Grillo made a motion to add that there was general consensus of the Board that they agree with the interpretation of Article 5 of the Town of Auburn's Zoning Ordinance for the Auburn Village School, 11 Eaton Hill Road, Tax Map 10, Lot 3-1. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed unanimously.**

In conclusion, Mr. Poltak asked Mr. Villeneuve that he would like to have a briefing on the total project. The Board agreed with Mr. Poltak and would also like to see the total project for the Auburn Village School renovation. Mr. Hickey asked Mr. Poltak if he would like them to come back next month. Mr. Poltak asked Ms. Royce about the agenda for August 15<sup>th</sup> and Ms. Royce indicated that there was only one thing on the agenda. Mr. Poltak asked them to come back on August 15<sup>th</sup> and they agreed.

***Wayne Kenney***  
***11 Rockingham Road, Tax Map 31, Lot 19***  
***Discuss Landscaping Plan Issue***

Mr. Kenney was not present at this time and therefore, Mr. Poltak explained to the Board members what the issue was. Mr. Poltak began by saying that the large arborvitae at the entrance to the property basically got fried when the Fire Department burned down the house. It was advised that they be removed because they were not going to survive which has been done. Mr. Poltak further explained that, Mr. Kenney is anxious to get the landscape plan complete and he was unsure what the backup plan was in case they lost the plantings on site. Mr. Poltak explained that it was a berm with landscape plantings which did not provide screening like the large arborvitae provided. With that said, and Mr. Poltak was under the assumption that Mr. Kenney would be present tonight but believed that it was still in the Board's venue and prerogative to decide what they want to do there and asked Mr. Tatem for his thoughts. Mr. Tatem suggested that they put this to the end of the meeting to allow Mr. Kenney ample time to arrive. The Board members agreed and moved on to the next item on the agenda tonight.

**Matthew Scott**  
**HQ Properties Realty Trust**  
**King Street, Tax Map 25, Lot 47**  
**Discuss Minor Site Plan Amendment**

Mr. Poltak began by explaining what has taken place on Mr. Scott's property where Mr. Scott was visited by Mrs. Rouleau-Cote on July 16<sup>th</sup> relative to an inspection regarding propane tanks. At that time, Mrs. Rouleau-Cote noticed that there was activity within the drainage swale which would require the site plan to be amended. Mr. Poltak did not view it as minimum because you now have a drainage plan that has been changed. You have trees that have been removed and a request to add additional asphalt for more parking spaces of which the majority of it has been done without a plan. Mrs. Rouleau-Cote then sent a memo to Mr. Mitchell's office of which a site plan amendment has been submitted and believes that has been responded to a day or so ago. Mr. Poltak received an e-mail from Ms. Royce which included the memo from Mrs. Rouleau-Cote. Mr. Poltak added that, he drove by the property and could not see what has taken place so he called Mr. Tatem to go over and check it out. The other issue is to decide whether or not it is major or minor site plan amendment. With that in mind, Mr. Poltak asked Mr. Tatem to explain his findings. Mr. Tatem began by saying that, he has talked to Mr. Scott's engineer at Mr. Mitchell's office and noted that, the intention was to just clean out the swale because it was all grown up and believed that he had mentioned it last year. Mr. Tatem informed Mr. Scott to at least inform Mrs. Rouleau-Cote that he would be doing maintenance of his drainage swale which is part of his site plan. Mr. Tatem believed that was Mr. Scott's intention and that the machine was there and that he just got carried away. Mr. Tatem stated that he took maybe a half hour look at the plan because he just found out about this two (2) days ago and noticed a few issues with the design and that he has spoken with Mr. Mitchell's office as well as Mr. Scott about the design issue. Mr. Tatem went on to say that, when you remove that many trees it increases the drainage as it was not a huge lot. Mr. Tatem clarified for the Board members that the swale is now a detention pond and that he wants to detain water. He's adding impervious and has removed trees. A discussion ensued with regard to the excavation that has occurred to date and the location in proximity of the septic system. Mr. Poltak wanted to see a plan because he has yet to see a plan.

Mr. Scott went over what has occurred which reiterates what Mr. Tatem stated above. Mr. Scott explained that he had four (4) or five (5) large trees within the drainage swale that were completely clogging the flow. Mr. Poltak wanted to know how large trees were in the drainage swale because he has only been at that property for about seven (7) years. Mr. Scott did not know and further explained that he was in the process of moving propane tanks and while the machine was there, he had them pull out stumps for the drainage swale. At that point, he had already been in communication with Mr. Mitchell's office with regard to future expansion as he was approached by the bus company to expand parking for the buses and explained again what had occurred. Mr. Scott commented that, the only reason he removed the trees was because they were in the swale and overhanging onto the buses. Mr. Poltak explained that, this is a major amendment to the site plan and asked Mr. Scott that his intent is to extend the parking

lot. Mr. Scott said yes, a very small area. Mr. Poltak reiterated that he had an excavator out there and did some excavating work. Mr. Scott stated that he took down the trees in the fall and that his intent was to remove the trees to allow the swale to work correctly. Mr. Scott reiterated that on the day that the propane tank was dug which was a Thursday, he called Mrs. Rouleau-Cote and she stated that she could come out on Monday morning for an inspection so that they could backfill the propane line. Mr. Scott continued to say that, they were moving earth on that day because the machine was already there. When Mrs. Rouleau-Cote stopped by she asked what he was doing and he informed her that they were moving some dirt and she commented that she did not have a plan of that in her office. Mrs. Rouleau-Cote informed him that he needed to get a plan to her today and so he called Mr. Mitchell's office because they had the plan just about done. Mr. Scott further added that they would not pave the parking without permission. Mr. Scott informed the Board that, he thought only the paving had to be approved and did not think he needed approval to take the stumps out of the swale as he thought it was considered maintenance. Mr. Rolfe asked if he was doing anything now. Mr. Scott said no.

A brief discussion ensued with regard to the swale being too close to the septic system and believed that the state requires 75 feet away from a septic system. Mr. Mitchell commented that the standard setback is 75 feet to a drainage swale and it's 35 feet to a swale or a ditch that does not intercept the water table. Mr. Mitchell said that the plans that they have drawn now was 2 feet deep and the water table when the septic was done was 3 feet deep so 35 feet is okay.

A brief discussion ensued on who did the plan originally. Mr. Mitchell commented that, the ditch that was there and was shown on the plan was below the water table so it should have been 75 feet but they modified that to be 2 feet deep just to take the water around the building so that can be within 35 feet so it's okay the way the plans have been drawn up currently.

Mr. Grillo stated that, the question is whether it's a major site plan or minor site plan and to him it's pretty clear because it says in our ordinance that, "if the proposed site plan requires new streets, driveways, parking lots, sewers, or drainage structures, then it will be considered a Major Site Plan." Mr. Poltak added that, if it is a Major Site Plan then we have to have a public hearing and abutters need to be notified. Discussion ensued with regard to Major or Minor Site Plan.

In conclusion, Mr. Poltak informed Mr. Scott that this was a Major Amendment to the Site Plan and he needed to submit a revised site plan to the Board and they will take a look at it and pass it over to Mr. Tatem for engineering review and they will have a public hearing and the abutters will be able to come in. Mr. Poltak suggested that Mr. Scott get everything put together that will include a 5 to 10-year plan on it. Mr. Scott informed the Board that, he has been doing things slowly because he wants to build an office but he doesn't want to do it until 2020 and that the bus company would like to have some extra parking for buses sooner rather than later and they asked him in conjunction with their new lease and that was the only reason he is doing it this way. Mr. Scott reiterated that his main concern right now is adding more parking for the buses and is unsure of where

his two-year plan will be. With that said, Mr. Scott thanked the Board for their time and exited the meeting.

Mr. Poltak turned the meeting over to Mr. Villeneuve for the Public Hearing part of this meeting which is to discuss 269 Rockingham Road.

## **PUBLIC HEARING**

**269 Rockingham Road, LLC**

**269 Rockingham Road, Tax Map 25, Lot 40**

**Major Site Plan Review**

**Continued from June 20, 2018**

Mr. Villeneuve began by saying that Mr. Mitchell was present tonight as well as Mr. Demirjian. Ms. Royce passed out copies of the plan for the Board members to review. Mr. Poltak wanted to mention that, anything that happens on this piece of property will be an improvement to that property and that they also realize that they were also shoe horning this facility in and thus a number of waivers were approved and the only one that was not approved was to allow above ground utilities. Mr. Poltak explained that it would be an automotive related activity on the site and the questions that they had and why they had to extend this were respectful of operation and detail of hours, what would be happening internally. Are there going to be car sales or is it going to be simply high-end collector cars stored inside and if there were going to be vehicles coming and going on a daily basis. Any deliveries and anything that has to do with the operation of the facility. Mr. Poltak wanted to add that, when they are looking at this stuff, they are looking at it relative to our rules and regulations and provisions therein and the expectation is that, they are going to approve a site plan for this facility. At this time, Mr. Poltak turned the meeting over to Mr. Mitchell.

Mr. Mitchell began by saying that they were before the Board on June 20<sup>th</sup> and that what has occurred since the last meeting is that Stantec has completed their initial review and they did reply back to that and understands that Stantec has not had a chance to go over that yet. The first note on the plan that they have added are as follows:

- 1) That there will be no outside storage, sales or display permitted.
- 2) The hours of operation to be 7:00am until 10:00pm

Mr. Mitchell also stated that they have a plan on how the building will look and during the last meeting there was a question asking what would actually happen onsite. When they talked to the proposed buyer, Mr. Demirjian, who is present tonight that he indicated that he would be doing auto detailing but that there were other things that he does do and that the biggest concern from the Board was what was actually going to happen there. Mr. Mitchell talked about it being a Commercial Service Establishment and since there were no changes made to the plan relative to the building and things were addressed with Stantec. With that being said, Mr. Mitchell indicated that they were basically back before the Board tonight to address what exactly would be happening on the site. At this time,



Mr. Mitchell suggested that Mr. Demirjian speak on behalf of what would be occurring on the property.

Mr. Demirjian, who lives on Hooksett Road in Auburn began by saying that his plan is someday leave his current position and to try to make somewhat of a living with his passion of restoring classic cars and owning and collecting high value cars. Mr. Demirjian explained that he currently has his cars in three (3) different vehicles and that he was a very private individual. Mr. Demirjian reiterated that the hours of operation would be 7:00am until 10:00pm and he would like to make somewhat of a living for at least paying the taxes and the like. Mr. Demirjian stated that, he has been known to go out and work until 2:30am but if that's a problem then that doesn't have to happen. Mr. Demirjian went on to add that, in terms of car detailing because he has so many cars and he has some friends that have nice cars so being able to detail his cars is something that he likes to do. He stated that he has a tendency to sell one to four cars a year very privately and asked the Board if they had any further questions. Mr. Poltak started out by asking, that cars will be detailed that are not his cars. Mr. Demirjian said that when he is retired from Pro Mariner that he would like to make a living that there will never be cars lining up to be detailed. Mr. Poltak asked that, presumably he will not be in excess of the parking that is shown on the plan. Mr. Demirjian said no and stated that he would like all the cars under the roof. Mr. Poltak asked how many could he store. Mr. Demirjian answered by saying that, there will be seven (7) in the corrals and some in the center section of the building. In conclusion, it was noted that there could be as many as eleven (11) vehicles stored inside the building. Mr. Demirjian added that, technically he could put a lift in each one of them for potentially having 14 cars. Mr. Demirjian explained that they are all high-end cars. Mr. Poltak asked if he would be leasing space inside. Mr. Demirjian said no.

Mr. Poltak stated that he was done with the questions and turned to the Board members for other questions that they may have. Mr. Grillo started out by saying that, he understands what he is planning to do but that when the Board is looking at this that they are looking at it long term and that it may have the potential of 14 or 15 cars going in there that are not high-end cars. Mr. Grillo also wanted to ask about the window and noted that the window was gone on the new drawing and asked if this was a turn rendition of what is proposed to be there. Mr. Demirjian said that he was a bit of a security freak so when it comes to perimeter security he would like to put in as few windows as possible.

Mr. Rolfe wanted to mention that on page #1 he shows underground power and that on page #2 it shows overhead power. Mr. Mitchell stated that they could change that. Mr. Leclair wanted clarification on what type of business that he would be planning to do once he retires and that obviously he will storing cars and would be detailing his cars and would the car sales would go beyond the one to four vehicles intended to sell out of this building. Mr. Demirjian indicated that it would be by appointment only and that it would be pretty much what he has been doing the last 9 years out of 40 Rockingham Road.

Mr. Edwards asked how much of the information is noted on the site plan. Mr. Poltak indicated that what they approve would be on the record and would be noted on the site plan and at some point, in the future if the building gets sold and someone buys it and

wants to do more sales then they would be required to come back before the Board. Mr. Poltak explained that, what they understand this to be and what they would be approving is a car collection, detailing, internal on the whole operation. Mr. Edwards asked if it were to be sold in three (3) years. Mr. Poltak stated that they would have to come back before the Board if someone were to be putting cars up for sale and signs.

At this point, Mr. Villeneuve pointed out that, on the site plan that it says "No exterior sales or outside sales" and nothing will be outside on the lot with a "For Sale" sign on it.

Mr. Poltak asked if Stantec has been reviewing this yet. Mr. Tatem indicated that they have completed the first review and just received revised plans back tonight and have not had a chance to review it yet. A brief discussion ensued with regard to what has occurred to date. Mr. Villeneuve explained that Mr. Tatem has received the review check and has completed the first reviewed but has not completed the second review.

On another note, Mr. Rolfe asked about the signs. The Board and Mr. Villeneuve talked about signage and Mr. Villeneuve pointed out the sign on the building and talked about that they are expecting to put an antique Texaco sign in the isle and that when they spoke to Mrs. Rouleau-Cote that she informed them that this would be essentially decoration and not part of the signage. Mr. Demirjian also added that, they were looking to add old Texaco pumps against the building as well for decoration if he can find them. It was noted that they were in the process of trying to obtain a few. Mr. Demirjian asked about having checkered flags under the sign and if it would be part of his sign. Mr. Poltak stated that, this would be part of his sign package determined in square feet. Mr. Demirjian asked about flags. Mr. Poltak informed Mr. Demirjian that he was allowed to have flag signs for 60 to 90 days when they newly open and then they have to come out.

Mrs. Marzloff had a question for Mr. Tatem and asked about the easterly side of the property where it is noted on the plan the location for snow storage, dumpster, part of the septic system and a maintenance access way and then there is a pad at the door and asked if there really was clearance there to get to that emergency exit. Mr. Tatem believed that they are required by code to keep that cleared with a snowblower in winter. Mr. Villeneuve asked Mrs. Marzloff to rephrase the question. Mrs. Marzloff asked if there was enough room to get through there if you needed to because there is a lot going on in that area. Mr. Villeneuve commented that that was the best land on the lot. Mr. Mitchell wanted to address the question and began by saying that there would be an enclosure around the dumpster and that the septic tank would have an H2O loading so there would be okay to drive over the sock and the walkway goes down the back so all of that will be available.

Mr. Poltak stated that before he moves forward for an approval or a motion that he wanted to make sure that the everyone's comments or questions and concerns were answered. Mr. Poltak pointed out that, the Board has already accepted the application and has granted the waivers and have no more waivers. With this in mind, Mr. Poltak believed they were ready to make a motion in terms of granting approval with the expectation that the specifics of the plan will be worked through with the applicant, their engineering firm



and our representative of Stantec. Mr. Tatem indicated that the motion should also consider their comments made in our July 20<sup>th</sup> review letter and don't believe they would have an issue with that. The applicant did not have an issue with that.

Mr. Leclair had one more question regarding the signage and asked if there would be two more flag signs on each side of the door. Mr. Demirjian stated that the flags would only be there if they were considered decorative and that they would not be that big anyways. Mr. Poltak added that the ordinance provides for square footage in terms of limitation of how much can be applied square footage wise in which the Building Inspector will enforce that. Mr. Poltak added that there was no waiver to increase signage.

Mr. Grillo was ready to make a motion.

**Mr. Grillo made a motion to approve site plan as presented for Tax Map 25, Lot 47, 269 Rockingham Road with the condition that the applicant's engineer will work with the town's engineer and take into consideration the letter from Stantec dated July 20<sup>th</sup>, 2018. Mr. Leclair seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.**

Mr. Villeneuve and Mr. Mitchell both thanked the Board members and exited the meeting.

## **NEW BUSINESS**

Mr. Poltak wanted to go over a few things and began by talking about the revised Master Plan. Mr. Poltak commented that, everyone has been asked to look over the Master Plan and stated that he would give the Board members a week to look at it and get back to him because they wanted to finalize it. Mr. Poltak explained that Mr. Herman, Town Manager has pointed out a few issues which involves the Capital Improvement Plan and wanted to make sure it was correct. Mr. Poltak indicated that he did not want to have a Public Hearing on the Master Plan but if anything was substantial that needed to be changed then they would have to hold a Public Hearing so he wanted to wait until everyone got back to him and then they would decide if a Public Hearing needed to be held. Mr. Tatem commented that the Master Plan has already been approved and if there were any significant changes to be made then the Board would have to decide whether or not it needed a Public Hearing. Mr. Tatem also pointed out that there was no money left to make changes as they were at zero. Mr. Poltak did not believe there were any big changes that would require a Public Hearing as it was all clerical and minimal changes.

Mr. Poltak wanted to update the Board about Mr. LaCroix being on a committee that the Board of Selectmen's decision to put together a committee to work on storage for the Police Department and there was a committee in the past and they have expanded that committee somewhat and they asked for a member of the Planning Board and Mr. LaCroix has worked on the last committee and he said yes so, he will be our representative.

Mr. Poltak talked about the road improvements on Rattlesnake and there is some question on whether or not Maverick Development has a liability for the improvements on Rattlesnake Hill Road and remembers there was some conversation with Mr. Mitchell with regard to improvements needed to be made and it was in the minutes during discussion. A brief discussion ensued and Mr. Poltak asked Mr. Tatem if Maverick said he wouldn't do it. Mr. Tatem said yes and that Mr. Mitchell was quoted as saying that they noted a sight distance issue and that this needs to get done. Mr. Tatem added that when they talked to Mr. Febonio that he indicated that there was nothing on the plan and there's nothing in the approval and there's nothing in the conditions. Mr. Tatem believed that the minutes of the meeting are part of the legal approval but that he was not an attorney. Mr. Tatem went on to say that, nowhere does Mr. Febonio say that he will work with Mr. Dross and fix the problem and suggested that the Board seek advice from legal counsel. Mr. Tatem stated that he spoke with Mr. Dross and that Mr. Dross remembers going out there and then it kind of faded away. Mrs. Marzloff suggested that, they require an actual plan for offsite improvements then they could have a document that they could enforce. Discussion ensued with regard to seeking town counsel's advice along with possibly placing speed limit signs, warnings and certain other things that they could do. Mr. Tatem also suggested to Mr. Febonio to speak with his attorney with regard to liability. Mr. Poltak indicated that he would follow up.

Mr. Leclair asked if anything was brought up about the parking at the Auburn Pitts. Mr. Poltak said no. Mrs. Marzloff reiterated what she said at the BOS meeting that, if there was to be a discussion about parking that the owner/operator should be brought in to discuss it further.

Mr. Poltak asked if there was anything further to discuss. Nothing was noted. Mr. Poltak explained that, his homework would be to speak with town counsel about the minutes respectful to Rattlesnake Hill Road and the road improvements and will be talking to Mrs. Rouleau-Cote about the project on Eaton Hill Road and that everyone has their homework assignment with regard to reviewing the Master Plan.

With that said, Mr. Poltak asked for a motion to adjourn.

## **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 8:39p.m.**

## **REOPEN MEETING**

Mr. Poltak reopened the meeting at 8:45 p.m. as there was one unresolved general business on the agenda that was not dealt with and needed to be dealt with tonight which is regarding Wayne Kenney, 11 Rockingham Road.

**Wayne Kenney**  
**11 Rockingham Road, Tax Map 31, Lot 19**  
**Discuss Landscaping Plan Issue**

Mr. Poltak explained that they had to reopen the meeting because we have a situation at 11 Rockingham Road and what do we need to tell him. Mr. Poltak indicated that he wanted all those Arborvitaes put back. Mrs. Marzloff agreed with Mr. Poltak. Mr. Tatem commented that it does say on the plan that "Care is to be taken to preserve existing shrubs and trees" and "Proposed plantings are if existing plantings do not survive." Mr. Tatem added that, the Fire Department killed them. Mr. Leclair added that, if the Board does not memorialize things in the minutes or act on them then they become gray. Mr. Tatem believed that if they are killed or cut down then they need to be replaced. Discussion ensued with regard to the note on the plan specified above. At this time, the Board members discussed what should be planted in place of the trees that have been removed due to being burned by the Fire Department. Mr. Poltak recalled a discussion between the Board and Ms. McCourt where he implored her and he mandated to her that she put plantings right where there talking about of which is in the minutes. Mrs. Marzloff recalled that same conversation. Mr. Poltak commented that he had gone to the site and when he exited the property that he could not see up to Hooksett Road and believed that the existing ones would have been a safety hazard. Mr. Porter believed that there was enough distance between exiting the property and Hooksett Road and Mr. Poltak believed that they were too big. A brief discussion ensued with regard to the plantings. Mr. Tatem stated that because Mr. Kenney did not show up to the meeting that you didn't have to cancel it but that you could go back through the minutes and if there is clear discussion of the importance of the screening then he comes back to the meeting in two (2) more weeks and provides a landscaping plan that replaces what was lost. Mr. Poltak wanted them to put those arborvitaes back and then respectful of that side of the road and that they also discussed that there would be screening on the other side of the driveway and that he was persistent with that. The Board all agreed. Mr. Porter felt very strongly about having Mr. Kenney replace the trees that were lost. The Board discussed when the plan would have been approved and believed it was in 2017. Mrs. Marzloff believed that the date on the approved plan would give you when the plan was approved and they were before the Planning Board.

Mr. Poltak believed that a motion that says that the arborvitae's that have been removed must be replaced. Mr. Tatem stated that they should specify spacing and the like. Mr. Edwards asked if these were trees that the Fire Department killed. Mr. Poltak said yes but the applicant asked them to burn down the old homestead and they agreed and conducted exercise training and they scorched the trees. Mr. Porter believed it was a significant cost savings by having the Fire Department burn the existing building down. At this time, Mr. Leclair obtained the minutes archived on the website and stated that, "Ms. McCourt moved on to discuss the landscaping and how they would be keeping the row of arborvitae along with the existing vegetation that will remain." Mr. Leclair read on into the minutes that, "Mr. Poltak wanted to say that he is not one to waiver landscaping although he believes the natural features and the work to utilize them into the plan but would not be looking to grant a waiver on landscaping upfront." Mr. Grillo asked what the

typical screening was. Mr. Tatem indicated that, the typical screening in most towns is 6½ feet planting height and usually 10 foot on center and usually blue spruce and not pine trees and would not specify white pines or oak trees. Mr. Poltak stated that, he wants what was there back. A brief discussion ensued with regard to trees. Mr. Leclair read more of the minutes of June 21, 2017. Mr. Poltak liked Mr. Grillo's idea and suggested that he put 10-foot trees back in their place. Mr. Tatem asked about the other side of the driveway and Mr. Poltak commented that, Ms. McCourt said that she would give them adequate screening.

**Mr. Grillo made a motion to request the applicant to replace the 12 damaged arborvitae trees with ten (10) 10-foot arborvitaes.**

The Board members discussed the landscaping and replacement of the damaged arborvitaes. Mr. Poltak indicated that he counted 12 trees on the plan so that they will go with that number.

**Mr. Grillo made a motion to request the applicant to replace the 12 damaged arborvitae trees with twelve (12) with at least 10-foot arborvitaes in addition to the existing landscaping plan and reflected in the minutes of June 21, 2017 for Tax Map 31, Lot 19, 11 Rockingham Road.**

Mr. Porter asked to increase the size because 10 feet was awfully small. Mr. Poltak indicated that the Board originally agreed to 6½ feet and did not believe you can get them much bigger than 12-feet. Mr. Porter asked for 12 arborvitae trees 12-feet high. Mr. Poltak believed they would grow fast but whatever the Board wanted. Mr. Poltak asked Mr. Porter if he was amending the motion. Mr. Porter said yes and amended the motion.

**Mr. Porter amended the motion previously made above to say: Motion to request the applicant to replace the 12 damaged arborvitae trees with twelve (12) arborvitae trees to be at least 12-foot arborvitaes in addition to the existing landscaping plan and reflected in the minutes of June 21, 2017 for Tax Map 31, Lot 19, 11 Rockingham Road. Mr. Rolfe seconded the motion.**

Mr. Edwards believed it was extreme to request 12-foot trees and asked what the cost would be. Mr. Poltak believed that the total cost would be approximately a little less than \$3,000. Mr. Poltak reiterated that the amended motion was 12 arborvitaes at 12-feet high and it was seconded.

**A vote was taken, all were in favor, the motion passed unanimously.**

## **ADJOURN**

**Mr. Rolfe moved to adjourn the Hearing. Mr. Grillo seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 9:11p.m.**

***The next Planning Board meeting will be held on Wednesday, August 15<sup>th</sup>, 2018 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.***