

**Town of Auburn  
Conservation Commission  
Public Hearing  
June 6, 2017**

**Members present:** Peg Donovan, Vice Chair; Diana Heaton &, Members. Richard Burnham, Alternate.

**Absent:** Jeff Porter-Chairman; Alan Villeneuve and Ed Fehrenbach, Members. Stephanie Hanson, Alternate.

**Others present:** Eric Mitchell, George Chadwick and Michael Rolfe.

Mrs. Donovan called the meeting to order at 7:00 p.m. and introduced the Board members to everyone present. Mrs. Donovan noted that there were a few things on the agenda tonight and began with the first item up for business.

**Jay Johannett  
162 Lovers Lane, Tax Map 8, Lot 1-2  
Discuss Wetland Buffer**

Mr. Johannett explained that he recently moved to town in December 2016 and that he recently received a letter from the town a few weeks ago regarding the wetland buffer on his property and to please remove all items from within the buffer. Mr. Johannett further explained that he called and spoke with Mrs. Rouleau-Cote, the Building Inspector and that she had indicated that it was relative to a trampoline and canoe that was stored within the wetland buffer. Mr. Johannett then stated that he had asked her what the limitations were that he could do within that buffer and that she suggested that he meet with the Conservation Commission.

Discussion ensued with regard to the location of this particular property located on Lovers Lane. Ms. Heaton asked what the size of the lot was. Mr. Johannett stated that it was 2.1 acres. The Board asked if he had a site plan with him tonight. Mr. Johannett stated yes and passed out copies for the Board members to review. It was also noted that there were placards placed indicating the wetland buffer. Mr. Johannett stated that he did not have to do any clearing as it was obviously what looked like it was a farm field at some point. A brief discussion ensued with regard to the location and the wetland buffer. Mr. Burnham asked Mr. Johannett if the builder ever discussed the wetland buffer. Mr. Johannett stated nothing was ever mentioned about the wetland buffer but that it was explained about the drainage easement that existed in the front of the house but pointed out that he was aware of the wetland buffer because of the placards that were there. Mr. Johannett did not believe that a trampoline which he thought was temporary would be okay and the fact that he had not done any clearing to place the trampoline in the location. Ms. Heaton agreed that since he had not done any

clearing that as far as the canoe went that she was not concerned but with the trampoline it was a little different because you get the change in characteristics in the amount of light that would get through and also indicated that it was supposed to be a no disturb zone. Ms. Heaton further added that you're not supposed to mow it, you're not supposed to clear it and really that you're not supposed to really do anything within that buffer zone. Ms. Heaton explained her suggestion would be if Mr. Johannett had the ability to move the trampoline out of the buffer that it would be a good idea but that the canoe that was not a big issue because it was small and temporary.

At this time, Mr. Johannett wanted to talk about another concern he had was about the fact that the developer constructed a mulch berm at the buffer and asked if it was something that needed to stay because it was unsightly. Ms. Heaton said yes and a brief discussion ensued with the Board members. The Board basically suggested to Mr. Johannett that he cannot take the berm down but suggested that he plant some trees in front of the berm. Mr. Johannett asked if there was anything else he could do with the berm other than plant trees which was costly. The Board members did not believe there was anything else as the berm was there for a reason and shall remain in place as it prevents homeowners from obtaining more lawn and encroaching into the buffer.

At this time, Mr. Johannett thanked the Board members for their time and exited the meeting.

**Dan Carpenter**  
**Auburn Historical Society**  
**102 Hooksett Road, Tax Map 10, Lot 5-1**  
**Discuss placement of a shed**

Mr. Carpenter began his presentation to the Board members by saying that Mr. Rolfe has agreed to give the Auburn Historical Society a sleigh that has a brass plaque on the back of it that says "A.E. Preston made it in 1888" which was basically before automobiles. Mr. Carpenter believed this was very nice for the town to have but that the problem with these is that they were made out of popular wood that was not very durable and that the least bit of moisture and it disappears. Mr. Carpenter added that with that in mind they need to keep the sleigh under cover to preserve it. Mr. Carpenter showed the Board members the location on a plan that they would like to place the building which would be a 20 foot by 24 foot building which would be big enough for wall space for wagons and sleigh type creatures. Mr. Burnham asked if it would be open air or would it have a roof. Mr. Carpenter indicated that they would enclose it but would not have heat or water. Mr. Carpenter went over the plan with the Board members and the location of the parking on the minor site plan review dated May 9, 2001. Mr. Carpenter asked the Board members if they had the note that Mrs. Rouleau-Cote wrote. Ms. Royce presented the Board with the zoning determination prepared by Mrs. Rouleau-Cote. At this time the Board members reviewed the type of building which would be a shed and also reviewed the Building Inspector's zoning determination.

At this time, the Board reviewed the plan presented from the file by Ms. Royce and talked about the PDS and VPDS wetland levels shown on the plan. Mrs. Donovan stated that she personally would like to not see the shed in the area suggested by Mr. Carpenter and asked Mr. Carpenter what the reason was to have it in that particular location. Mr. Carpenter said that it was the best placement for the shed in proximity to the Museum and the Dockham Store. Mr. Carpenter also pointed out the wet area on the property. Discussion ensued with regard to placement of the shed and the parking area as well as obtaining a shore land permit.

Mrs. Donovan asked Mr. Carpenter if he needed a recommendation from the Conservation Commission in order to go before the Planning Board. Mr. Carpenter said yes. Ms. Heaton suggested doing a site walk of the property and location. The Board members agreed and discussed a date and time to conduct the site walk. The site walk was agreed to begin on Sunday, June 11<sup>th</sup> at 9:00am. Mrs. Donovan indicated that she would send out an e-mail to the other Board members to participate in the site walk.

It was determined by the Board members present that a site walk would be conducted on Sunday, June 11<sup>th</sup> at 9:00am. Mr. Carpenter thanked the Board members and exited the meeting.

**George Chadwick/Danais**  
**266 Rockingham Road, Tax Map 25, Lot 44**  
**Discuss Major Site Plan Review**

Mr. Chadwick began by saying that the project is located on the corner of Dartmouth Drive and Rockingham Road. Mr. Chadwick stated that this was the plan that was previously approved by the Planning Board in the Fall of 2016. Mr. Chadwick explained the previous plan and showed the Board members a copy of the approved plan. Mr. Chadwick went on to talk about the previous buffer impact of 52,025 square feet. Since the approval of that plan, Mr. Danais lost his tenant that was going to occupy the building and he is now proposing a building that would contain two (2) different users. In order to design a building with two (2) different users and two (2) loading docks he had to flip flop the building. Mr. Chadwick explained the driveway change and indicated that the buffer impact was reduced now to 38,100 square feet for a reduction of almost 27 percent. Mr. Chadwick stated that the drainage design was the same for both buildings. Mr. Chadwick informed the Board members tonight that he will be before the Planning Board on Wednesday, June 21<sup>st</sup>. Mrs. Donovan commented that this was definitely an improvement. Mr. Burnham asked if the building was smaller. Mr. Chadwick said yes.

Mrs. Donovan asked if they would meet the parking requirement. Mr. Chadwick stated that they did receive a waiver from the parking requirement on the old plan but on this one they are at whatever is required for the square footage.

Mr. Chadwick and the Board members had a brief discussion regarding the ability for the Fire Department to get around the building and Mr. Chadwick did have a conversation with the Fire Chief and that there was room for the Fire Department to get around.

Mr. Rolfe added that there was water at this site and that the building would be sprinkled. Mr. Chadwick said yes.

After discussions, the Conservation Commission Board members all liked this plan better than the previous plan and the discussion ended. Mr. Chadwick thanked the Board members for their time and exited the meeting.

**Eric Mitchell**

**On behalf of Jay Nixon/TMT Real Estate Development, LLC  
792 C Londonderry Turnpike, Tax Map 1, Lot 19-C  
Discuss Potential Site Plan Amendment/Review**

Mr. Mitchell began by saying that he was not on the agenda for tonight's meeting but understood that the Conservation Commission wanted to see a plan and that they were on the Planning Board agenda for tomorrow night. Mr. Mitchell passed out copies of a proposed plan of the site and began explaining the plan that they will be presenting to the Planning Board at their meeting tomorrow night. Mr. Mitchell pointed out Building C which was going to be used by a scaffolding company. Mr. Mitchell began by saying that, after speaking with Mrs. Rouleau-Cote that she would consider the 75 foot wetland buffer to be the enforceable buffer to the wet and they are not asking to go to the 50 feet.

Mr. Mitchell explained that what they are proposing was Area "A" which was common land and add it to Unit "C" and convertible land "E" will be combined with Unit "C". What they have done has placed an earthen berm all the way around on the outside of the 75 foot buffer. Mr. Mitchell explained the plan presented tonight which was dated June 6, 2017 to the Board members. Mrs. Donovan asked if they would placard the wetland buffer as well. Mr. Mitchell stated that they could do that. The Board liked that idea. Ms. Heaton believed this plan looked a lot better than the previous plan shown to them. The other Board members also agreed with Ms. Heaton.

Mr. Mitchell talked a little bit about the Planning Board meeting tomorrow night and the discussion about outside storage and the like and also informed the Board members that he was unable to attend the Planning Board hearing tomorrow night and that someone from Mr. Nixon's office would be presented. With that in mind, Mr. Mitchell was unsure if the Public Hearing would be continued until a further date.

Mr. Mitchell talked a little bit about the outside storage and the site plan regulations. Mrs. Donovan stated that discussion regarding outside storage was not in their jurisdiction. Mr. Mitchell believed this was a big improvement and would clean the area

up. Mr. Burnham asked Mr. Mitchell what timeframe this would be completed by. Mr. Mitchell believed it would be done over the course of the summer because you don't want to wait until the Fall as you want to get things established. Mr. Mitchell also talked about bonding if necessary to make sure things are established that it would be done right away.

At this time, Ms. Heaton thanked Mr. Mitchell for his presentation and the discussion ended and Mr. Mitchell exited the meeting.

## **OTHER BUSINESS**

No other business was noted.

## **MINUTES**

### **May 2, 2017 MEETING**

**Ms. Heaton moved to accept the minutes of May 2, 2017 as written, Mr. Burnham seconded the motion. A vote was taken; all were in favor, and the motion passed.**

## **OLD BUSINESS**

Mrs. Donovan asked if there was any old business to tend to at this time. The Board members did not have anything to discuss.

## **NEW BUSINESS**

Mrs. Donovan asked if there was any new business to be taken up at this time. None were noted.

## **ADJOURN**

**Ms. Heaton moved to adjourn the Hearing. Mr. Burnham seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 8:10 p.m.**

*The Conservation Commission will not be meeting in July so the next Conservation Commission meeting will tentatively be held at the Town Hall, 47 Chester Road on Tuesday, August 1, 2017.*