

Auburn Conservation Commission

Town Hall

January 5, 2016

7:02 p.m.

Members present: Jeff Porter (chair), Diana Heaton, Rick Burnham, Alan Villeneuve

Others present: Mickey Rolfe, David Bronson

R. Burnham raised to voting member by J. Porter

1. 82 Nathaniel Way – Shed proposal by David Bronson

Mr. Bronson would like to put a shed in his side yard

D. Heaton – minor encroachment into wetland preferable, 16' back would keep you out

Mr. Bronson - there is a rock wall then propane tank right there

J. Porter – the problem is, when this property was put up we knew you were in the wetlands and there was not much workable land left. I suggest you move it out as much as possible from the wetlands if you have any usable area in yard, we realize there are challenges with the slope, perhaps you should try to level that area out.

A. Villeneuve entered at 7:11 p.m.

Mr. Bronson – the area is steep and there is a rock wall, I thought I needed a set back from the well

D. Heaton – what do you plan to store in there?

Mr. Bronson -snowmobile, lawn mower, kid's toys etc.

D. Heaton – you need to think about how you are storing things really carefully because of the proximity anything spilled will end up in the wetland.

A. Villeneuve – I believe the 75' was the setback to the property as a whole. This drains into our number one wetland, it is at the bottom of the hills.

Mr. Bronson showed a map, Conservation members looked at it to note where his property drained.

A. Villeneuve – our most protected wetlands occur here, this land goes into that eventually

Discussion about who was the original developer

J. Porter – I suggest getting your proposed shed out of the wetland, that is key, since this property has already been granted a waiver for a level one wetland, you might want to go with a smaller shed, a smaller footprint to avoid raising flags. You might have problems with your property line.

Mr. Bronson – so recommendation would be to cut the slope closer to the driveway

J. Porter – I think decreasing the size of the shed is your best option and would keep you from Zoning Board issues, you are already inside a buffer that was granted relief to a prime wetland. This makes it difficult from the Conservation perspective.

A. Villeneuve – after looking at the photos, I am thinking the land does not seem to be so steep that you couldn't cut into the slope

R. Burnham – We are finding an issue within the town, that a lot of new land owners do not understand they do not have free license in these subdivisions, the restrictions of their property are not explained to them.

J. Porter – other than decreasing the size, is not something we can look at supporting as you are already within the buffer zone. The further you move out of the buffer zone, the better.

2. Eric Mitchell – not present

J. Porter talked about what he thought E. Mitchell was planning – to separate the wetland designations

Will attend Planning Board tomorrow.

3. Dufresne Easement

J. Porter – Jeremy is finishing up the easement details, he thinks he should finalize sometime in January/February. The process has been held up momentarily while the mortgage is discharged.

4. Minutes of 12/1/15 Meeting

D. Heaton – motion to accept minutes of last meeting as written

R. Burnham – second

A. Villeneuve abstains

Motion passes

5. Old/New Business

Commission talked about a variety of projects going on in town. Looked at the plans going to DES for Anderson Way.

D. Heaton: Motion to adjourn

R. Burnham: Second

Meeting closes at 7:40 p.m.