

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
March 4, 2020

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

Absent: Tom Lacroix, Alternate.

Mr. Poltak called the meeting to order at 7:00pm. Mr. Poltak asked the Board members to introduce themselves to everyone present at tonight's meeting. Mr. Poltak moved on to approval of the February 5th meeting minutes.

MINUTES

Mr. Leclair moved to approve the minutes for February 5th, 2020 as written. Mr. Porter seconded the motion. A vote was taken; all were in favor and the motion passed.

At this time, Mr. Poltak moved on to general business.

GENERAL BUSINESS

Jeff Burd
Londonderry Turnpike, Tax Map 1, Lot 27
Discuss Potential Development of Residential Lot

Mr. Poltak asked the two (2) presenters to introduce themselves to the Board Members. Mr. Vincent Tamposi of Thibeault Corporation, who is the developer and Mr. Jeff Burd were present tonight. Mr. Tamposi began by passing out copies of a proposed development plan to each of the Board members. Mr. Tamposi stated that, approximately a month ago, he and Mr. Burd had met with Mrs. Rouleau-Cote and Ms. Royce regarding this property. They have it under agreement and will be closing on it next month. Mr. Tamposi explained that, the original intent was to try to do four (4) single-family lots and they don't really work because of the wetland setbacks. They did a lot of brainstorming and came up with the concept to do four (4) units as a condominium with a single driveway coming off of By-pass 28 and two (2) duplex units all on one lot with all of the open space staying within the setbacks and there would be no wetland crossings. All the drainage would be detained on the upland portion where the disturbed area is, and it will get them the four (4) units. They understand that they would have to go to the Zoning Board of

Adjustment to obtain a Variance. Mr. Tamposi also commented that Mrs. Rouleau-Cote also wrote a Zoning Determination, so they know where they have to be and what they have to do for ZBA and both Mrs. Rouleau-Cote and Ms. Royce informed them to go before the Planning Board first.

Mr. Poltak asked about the units being condos as duplexes as well, so what is it that they are proposing, two (2) duplexes? Mr. Tamposi said yes, two (2) duplexes that would make up four (4) condominium units on one lot. A brief discussion ensued regarding two (2) units. Mr. Tamposi stated that, it would be two (2) duplexes utilized as four (4) condominium units with one entrance which would be a private road maintained by the Homeowners Association. Mr. Tamposi indicated that the lot was a 13.8-acre lot which calls for 3 acres per unit. Mr. Poltak agreed that they had the acreage to do it but pointed out that, our regulations do not allow for common driveways. Therefore, what they are proposing was a private road. It was noted that they would require to obtain a driveway curb cut through the NH DOT. Mr. Poltak mentioned a turnaround for fire and police. Mr. Burd talked about a hammerhead turnaround at the end for fire trucks to be able to turnaround but that it would be privately owned by the four (4) units. Mr. Burd commented that, it would be a private road built to town standards but would be privately owned by the four (4) units utilizing the road. A brief discussion ensued with road maintenance and the drainage system would be written into the condo documents to be maintained by the Homeowners Association. Mr. Rolfe asked about the roads being built to town standards which would be 22 feet of pavement. Mr. Burd and Mr. Tamposi both said yes.

Mr. Poltak asked if they had done any test pits yet. Mr. Tamposi said yes, they have done 12 test pits and it was sandy silty clay down 12 to 14 feet and did not encounter any groundwater so the existing soils will support conventionally designed septic systems. They are proposing individual septic systems for each unit as well as separate wells for each two (2) units. Basically, each duplex would have their own well and septic system. Mr. Porter asked what the number of bedrooms per unit would be. Mr. Tamposi indicated that they currently are looking at 2 bedrooms per unit and an unfinished upstairs and that the septic system would be designed for 6 bedrooms.

Mr. Leclair asked if the goal was to sell the units. Mr. Tamposi said yes. Mr. Poltak noted that it would require a state curb cut. Mr. Poltak also asked what the duplexes would look like and if they would have garages. Mr. Tamposi said that they would be two (2) garages per unit which the four (4) garages would be in the middle with the units on either side with a farmer's porch. Mr. Tamposi stated that they would be nice colonial structures which he has built a few them before in Hooksett. They were the original developers in Berry Hill in Hooksett. Mr. Tamposi talked about the units he's built and that they sold quick and they were very nice and very economical to own.

Mr. Poltak asked the Board members if they had any further questions. Mr. Rolfe indicated that they prefer a cul de sac as opposed to a hammerhead turnaround. The Board all agreed. Mr. Tamposi commented that, the reason they shied away from a cul de sac was because they were getting too close to the wetland on one side and that the hammerhead would allow the fire trucks to turnaround and the association would be

taking care of the snow removal. Mr. Poltak asked how long the proposed private road would be going into the property. Mr. Burd indicated that it would be 300 feet and that the hammerhead is 50 feet on each leg. Mr. Poltak stated that, they would have to talk to the fire department about that. A brief discussion ensued regarding the road and the hammerhead. Mr. Leclair asked what the distance was between each unit. Mr. Burd believed it was 80 feet. Mr. Rolfe wanted to be sure that there was no parking at the hammerhead turnaround. Mr. Leclair asked what the square footage would be for each unit. Mr. Tamposi stated that it would be a little over 2,000 square feet. Mr. Leclair commented that, it would be 4,000 square feet per building which would be good size units.

Mr. Poltak asked about the condo documents and asked Mr. Tamposi if they were something that they have utilized in the past. Mr. Tamposi said yes. Mrs. Marzloff commented that, next time they are before the Board that she would like to see the Owner of Record and not Prepared For. Mr. Grillo commented that, when they get a licensed landscape architect put the landscaping plan together that he would like to see significant screening from the road as he did not want to see the units from the road. Mr. Grillo stated that, he would like to maintain the rural character of Auburn. Mr. Tamposi stated that, the buildings would be 300 feet into the property. Discussion ensued regarding landscaping and the buildings being visible from the road. The Board talked about putting trees around the detention pond.

In conclusion, Mr. Poltak pointed out that, there would be a landscape plan that goes along with this development showing the landscaping around the houses and the entrance to the project and making sure there is an aesthetic buffer. Mr. Poltak went on to say that they would also have to go to the Zoning Board of Adjustment for a Variance prior to come back before the Planning Board for a Public Hearing. Mr. Poltak stated that, this concept has merit and that it was something that the Board could work with. The pop ups over and above the technical side of the paperwork is the hammerhead and that it was noted that the road would be built to town standards. Mr. Poltak asked when the Board can expect them to come back before the Planning Board. Mr. Tamposi stated that they are looking at going before the ZBA in April and will be getting an application in on Friday. Mr. Poltak asked about building plans and if they could see what they were proposing to build. Mr. Tamposi said yes that they had another associate that was supposed to come tonight with the building plans but couldn't make it. Mr. Tamposi talked about showing a "no cut" or "no disturb areas" and the location of the septic's and well. Mr. Poltak asked if their goal was to get these built and occupied by fall. Mr. Tamposi said yes.

Mr. Grillo mentioned that, they would be required to put in mailbox banks because the mail carriers are now requiring mailbox banks with a pull off. Mr. Tamposi said yes that they have done that in the past.

Mr. Poltak thanked Mr. Tamposi and Mr. Burd for their presentation and that he did not foresee any issues and that they would go before the ZBA and then come back before the Planning Board with a final proposal and then the Board's process is that they will vote to accept and then the clock starts ticking. Mrs. Marzloff mentioned possibly calling the road "Peabody Meadows" as the property has been in the Peabody family for quite some time. Mr. Tamposi commented that they would take that into consideration and thanked the Board as well and the discussion ended.

OTHER BUSINESS

Mr. Edwards brought up HB 1632 which talks about workforce housing or affordable housing. A brief discussion ensued regarding affordable housing. Mr. Poltak asked Mr. Edwards to send the e-mail to each Board member for review.

Mr. Poltak asked what HB 1629 was all about. Mr. DiPietro mentioned to the Board about HB 1629 and Mr. Poltak had the Bill before him which read as follows ***"if a municipality allows an increased density, reduced lot size, expedited approval, or other dimensional or procedural incentive under this section for the development of housing for older persons, as defined and regulated pursuant to RSA 354-A:15, it shall allow the same incentive for the development of all other types of housing development. Beginning January 1, 2021, incentives established for housing for older persons shall be deemed applicable to all types of housing development, regardless of whether a local land use ordinance or regulation specifically provides for their application to all types of housing development."*** Mr. DiPietro explained that it has changed since then and it's not for all types of development but only for new affordable housing. It was noted that, this bill has not passed yet.

Mr. Poltak moved on to discuss the letter received from C-Squared. Mr. Poltak talked about the lighting issue located at the facility of C-Squared. Mr. Poltak explained what has transpired since the beginning of C-Squared developing the second building and the lighting. At this time, Mr. Poltak read the last two (2) paragraphs of the letter to the Board members because it's going to require a vote of the Board tonight as to whether or not they want to take a staunch position on our lighting regulations. A copy of the letter can be found in the file for C-Squared. C-Squared talked about increasing the lighting count due to increased safety for their employees which they have significant concerns over due to past concerns that have occurred on Dartmouth Drive. The letter talks about transient population using the dead-end road on Dartmouth Drive of which the Auburn Police Department has made numerous calls too. It was noted that, C-Squared is requesting that the Board conduct a site visit. The Board members believed that this was a fair request and also noted that, C-Squared did not follow the plan, they altered the plan and it doesn't comply with the Town of Auburn's requirements. Mr. Porter believed that they needed to change it. Mr. Poltak informed the Board that, both the Building Inspector and our Town Engineer told C-Squared that they would have to comply per our instructions with our lighting standards and this letter is what we got as a result. Mr. Poltak did not believe that they had to go out there again so if the Board feels that we

need to take a vote to enforce the lighting ordinance then we get back to them as this is the bottom line. Mr. Poltak stated that, they are going to forego the extra lighting they have up there, but they only want the lighting shielded. Otherwise, there is a glow in the sky. Mr. Leclair agreed with by-passing the extra lighting and just have them put the shields back on the lights and then were good.

In conclusion, Mr. Poltak indicated that, he would contact Mrs. Rouleau-Cote and Mr. Tatem tomorrow and tell them that, the Board wants our standards enforced and then have them deliver that message and if they have problems with that and they can't give us a due date to come in and speak with the Planning Board. Mr. Leclair asked what teeth does the Board have at this time. Mr. Poltak stated that, the teeth that they have is that they could revoke the Certificate of Occupancy. Mr. Leclair stated that, he would give them a deadline, or they come back before the Board with an explanation. Mr. DiPietro believed that the Board has done their job and that the decision is in Mrs. Rouleau-Cote's hands right now as she is the Code Enforcement Officer. With that said, Mr. Poltak asked for someone to make a motion that they move forward in enforcing our lighting regulations relative to the C-Squared buildings.

Mr. Leclair made a motion to enforce the Town of Auburn's lighting regulations relative to C-Squared buildings located at 65 Dartmouth Drive, Tax Map 6, Lot 18-5. Mr. Porter seconded the motion. All were in favor, the motion passed unanimously.

Mr. Poltak moved on to discuss the Lighting Ordinance and indicated that, he has met with Mr. Tatem approximately three (3) times in terms of what the Board decided to do. Mr. Poltak stated that, he was not going to be available on March 18th and neither was Mr. Rolfe. Mr. Poltak asked Ms. Royce what the agenda looked like for the 18th. Ms. Royce stated that, there was nothing on the agenda to date. Mr. Poltak suggested that, he have Mr. Tatem ready to make a final presentation on the Lighting Ordinance at the first meeting in April and then have the Public Hearing on the adoption of the Lighting Ordinance at the following meeting or the first meeting in May depending on what the statute requirements.

Mr. Poltak asked Mr. Edwards if he wanted to discuss the e-mail that he sent to the Board members with regard to his daughter. Mr. Edwards began by saying that, his daughter has become a lobbyist for a Housing Advocacy Group. He stated that he did not know anything beyond what's written on the pdf and suspects it has no real applicability to Auburn; but our town is mentioned by name as a town they want to partner with. Mr. Edwards stated that, the Town of Auburn is invited to come to a hearing to learn about workforce housing development issues.

Mr. Poltak asked the Board members if there was any other business that they would like to discuss. It was noted that there was nothing else to discuss tonight and therefore a motion to adjourn was requested.

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 8:04p.m.

The next Planning Board meeting will be held on Wednesday, March 18th, 2020 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.