

**Town of Auburn  
Planning Board  
PUBLIC HEARING  
April 16, 2014**

**Present:** Alan Côté, Vice-Chairman, Paula Marzloff and Karen Woods, Members. Jim Tillery and Steve Grillo, Alternate. Rick Eaton, Selectmen's Representative; Minutes recorded by Denise Royce.

**Absent:** Ron Poltak, Chairman

Mr. Côté called the meeting to order at 7:00 p.m. Mr. Côté introduced all of the Board members and explained the procedure for tonight's meeting and noted the emergency exists.

## **MINUTES**

***Mrs. Marzloff moved to accept the minutes of March 19, 2014 as written, Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.***

Mr. Côté elevated both Mr. Tillery and Mr. Grillo to full voting status for tonight's hearing since Mr. Poltak, the Chairman and Ms. Woods are not present for tonight's meeting.

## **- ANNOUNCEMENTS/CORRESPONDENCE**

➤ None were reviewed at this time.

## **GENERAL BUSINESS**

**- Informal – Doug MacGuire  
On Behalf of Maine Drilling & Blasting  
Off Gold Ledge Avenue, Tax Map 1, Lot 4  
Discuss Proposed POD Expansion**

Mr. John Capaso began the presentation and stated that he was before the board a few years ago and wanted to quickly present a conceptual plan. Mr. Capaso explained the magazine site and indicated that there was a future development in Londonderry that they would need to keep a certain distance from occupied structures which will cause them to move the POD's further away. The property contains 256 acres and pointed out the blue line on the plan which indicated the property line. At this time, Mr. Capaso turned the discussion over to Mr. Doug MacGuire of the Dubuay Group.

Mr. MacGuire passed out aerial views of the property which showed the location of the Current POD's and the POD's to be added. Mr. MacGuire pointed out that POD #9 was previously approved but never added and they are proposing an additional 7 PODS. Mr. MacGuire stated that they were before the Board tonight to get any feedback from the Board and that they would be back before the Board later with an amended site plan application within the next month or two.

Mr. Capaso wanted to add that they would not be increasing their storage capacity but would

actually be decreasing their storage capacity. This would not be considered an expansion it is actually a move. Mr. Côté asked if abutting properties were to be developed, would that eventually crowd them out of this particular location. Mr. Capaso stated that Manchester Water Works owns most of the property and they did not know who owned the other lot next to them. They did notice that the property is landlocked. Mrs. Marzloff asked about the wetlands on the property. Mr. MacGuire indicated that they were working with a wetland scientist. Discussion ensued with regard to abutting properties.

Mrs. Marzloff asked if the plan in Londonderry was before the Planning Board. Mr. MacGuire stated that the plan was an approved plan with open space development.

Mr. Côté asked if there were any questions or comments from the Board. None were noted. Mr. Côté thanked both Mr. Capaso and Mr. MacGuire and stated that the Board looks forward to see them when they are ready to present their amended site plan amendment application. Mr. Capaso and Mr. MacGuire thanked the Board for their time and the discussion ended.

Mr. Côté informed everyone present tonight that Ms. Woods had arrived and that Mr. Grillo would be stepping down.

## **PUBLIC HEARING**

**- Doug MacGuire on behalf of Elie Elchalfoun  
New Sunset Realty, LLC  
Re: Mega-X Mobil Gas Station on By Pass 28  
903 Londonderry Turnpike, Tax Map 1, Lot 36-43  
Discuss Minor Site Plan**

Mr. MacGuire began by saying that he sent an email to the Planning Board on behalf of the applicant, Elie Elchalfoun indicating that the applicant respectfully requests a continuance until the next Planning Board meeting scheduled for May 21, 2014. Mr. MacGuire indicated that there were two (2) items left to be addressed which was the lighting and traffic study. Mr. MacGuire also indicated that they have a lighting survey and that the lighting is very poor, so what they will be doing is updating the lighting for the drive through by adding some more lights and design an actual lighting plan to show that they will be at least accommodating the expanded use. The reason they are asking for a continuance is because the applicant has been working with Dunkin Donuts on the traffic study and currently Dunkin Donuts is working with corporate and so far there has been no deal and with that in mind, they would like to ask for a continuance. Mr. Côté asked Mr. MacGuire if they would like to withdraw their application and when they were ready to move forward that they could renotice the abutters. Mr. MacGuire stated that he was thinking that too but that the applicant wants to move forward one more time and then they would ask that the application to be withdrawn next month if they were no further along. Ms. Woods did not believe there was any limit to the number of times it can be continued. Mr. Côté said no but that it becomes harder for abutters when there is continuation after continuation. Mr. Côté asked if there were any abutters present tonight. None were noted. With that in mind, Mr. Côté said that he would entertain a motion to continue this hearing until next month.

***Mrs. Marzloff made a motion to Continue the Public Hearing for Mega-X Mobil Gas Station, Tax Map 1, Lot 36-43 until the next Public Hearing which will be held on May 21,***

**2014. Ms. Woods seconded the motion. All were in favor, the motion passed unanimously.**

Mr. Côté informed everyone present tonight that this would be the only notice as no further notices would be sent out.

**Alfred Sanborn  
Excavation Pit  
Chester Turnpike, Tax Map 11, Lot 19  
Discussion regarding Excavation Pit Restoration  
Continued from February 19, 2014**

Mr. Côté informed the Board members and everyone present tonight that the Board was in receipt of an email sent by Attorney Forbes indicating that unfortunately, Attorney Roy, who represents Mr. Sanborn, is on vacation and out of the country. Since Mr. Sanborn is the owner of the property, they cannot go forward this week and would request a continuance of this hearing until May 21, 2014. The Board did not have any issues regarding this request.

**Mrs. Marzloff made a motion to grant the request to Continue the Public Hearing for Sanborn Excavation Pit, Tax Map 11, Lot 19 until the next Public Hearing which will be held on May 21, 2014. Ms. Woods seconded the motion. All were in favor, the motion passed unanimously.**

**Eric Mitchell  
On Behalf of Mary and Robert Royer and  
Mary Royer, Robert J. Emery & Bruce Emery  
Bunker Hill Road, Tax Map 8, Lots 25 & 25-1  
Lot Line Adjustment**

Mr. Mitchell began by saying that they were before the Board tonight to seek a Lot Line Adjustment between Tax Map 8, Lots 25 & 25-1. The lot is located off of Bunker Hill Road and what they are proposing is doing a lot line adjustment to make Parcel A, Lot 25-1, 6.40 acres as opposed to 5.00 acres. Mr. Mitchell also informed the Board that they have been before the Board with regard to a proposed development for Jean Gagnon which is currently under agreement. Mrs. Marzloff asked Mr. Mitchell if there was a plan to connect through from Bunker Hill Road to Lover's Lane. Mr. Mitchell said no, what they were proposing to do is a road that comes in off of Lover's Lane to a cul de sac. Mr. Mitchell pointed out that they were asked to leave a connectivity to the property in the rear. Mrs. Marzloff stated to the Board that she thought the Board was trying to prevent long cul de sacs. Ms. Woods agreed with Mrs. Marzloff. Mr. Côté asked Mr. Mitchell how long the cul de sac would be. Mr. Mitchell indicated that the cul de sac would be approximately 1,500 to 1,800 feet long. Mr. Côté asked Mr. Mitchell if he would be asking for a waiver from length of cul de sac. Mr. Mitchell said yes, that was why they came before the Board early on and with the request they were asked to leave a future connection to the property to the East. Mr. Mitchell further pointed out that there were not a lot of units for this development as there were only 23 units total. Mr. Côté asked what the topography was like in the rear. Mr. Mitchell indicated that it was fairly steep about 15 percent. Discussion ensued with regard to the wetlands.

Mrs. Marzloff asked Mr. Mitchell why they did not follow the stone wall as a boundary marker instead of a straight line because the stone wall would cease to be a boundary marker. Mr.

Mitchell stated that it was not Mr. Gagnon but it was part of the lot line adjustment. A brief discussion ensued with regard to the stone wall being a property line.

Mr. Côté asked if there were any other comments. Mr. Lewis of 549 Chester Road asked if it abutted Calef Pond. At this time, Mr. Lewis reviewed the plan with Mr. Côté. Mr. Mitchell added that the open space development road would come in and stop up high but would not be going close to the lake but that there would be a trail left to go down to the lake.

Mr. Côté asked if there were any questions from the Board. Mrs. Marzloff asked Mr. Mitchell to put lot line to be removed instead of lot line to be adjusted and that she would like to see a tax map locus on the sheet to be recorded. Mr. Mitchell understood and stated that he would make the changes.

Mr. Côté asked the Board if they believed that the application was complete. Ms. Woods said yes.

***Mrs. Marzloff made a motion to accept the application for Lot Line Adjustment for Tax Map 8, Lots 25 & 25-1. Ms. Woods seconded the motion. All were in favor, the motion passed unanimously.***

Mr. Côté then asked the Board if they wanted to approve the plan tonight. Mrs. Marzloff asked about bounds being set. Mr. Côté pointed out that bounds were found and bounds were set. Mr. Mitchell indicated that all the bounds have been set for the 100 acres.

***Ms. Woods made a motion to approve the Lot Line Adjustment for Tax Map 8, Lots 25 & 25-1 with the following conditions; 1) that the "Lot Line to be Adjusted" be changed to say "Lot Line to be Removed"; 2) that conditions are to be met within 180 days (October 5, 2014); and, 3) Mylar to be submitted with two (2) checks both made out to the "RCRD" for recording. Mrs. Marzloff seconded the motion. All were in favor with Mrs. Marzloff opposed, the motion passed by a vote of 4 to 1 in favor.***

## **OTHER BUSINESS**

- Ms. Woods brought up an issue with regard to runoff on Wilson's Crossing Road that is coming down into her neighbor's property. Ms. Woods stated that Ms. Royce has indicated that Mr. Dross, the road agent has done a tremendous amount of drainage work on Wilson's Crossing Road in the past. Ms. Woods stated that the neighbor believes that the runoff is caused from the Tanglewood development. Ms. Woods also stated that Ms. Royce and Mrs. Rouleau-Côté have both been very helpful and will inform the neighbor to get in touch with Mrs. Rouleau-Côté to maybe do a site walk. Ms. Woods talked about the 100 year flood and the 50 year storm which has been occurring almost every two (2) years lately. A brief discussion ensued with regard to the runoff. Mr. Côté pointed out that each development is required to do a drainage study to prove that post development runoff does not exceed pre-development runoff and they have detention up on that site. Mr. Côté also commented that when you have established grass you would see less runoff. Mr. Côté also pointed out that the area has been wet for some time now. Ms. Woods agreed and stated that her sump pump has been going nonstop. Mrs. Marzloff suggested that they come in and look at the file for the Tanglewood Subdivision and look at the drainage study and what they determined that the capacity of the detention pond was.

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## **ADJOURN**

***Mrs. Marzloff moved to adjourn the Hearing. Ms. Woods seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:38 p.m.***

*The Planning Board will not be meeting the next two weeks. The next Planning Board meeting will take place on Wednesday, May 7, 2014 and will be held at the Town Hall, 47 Chester Road.*