

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
July 7, 2021

Present: Ron Poltak, Chairman. Jill Dross, & Jeff Porter, Members. Paula Marzloff & Jess Edwards, Alternate Members. Michael Rolfe, Selectmen's Representative. Minutes prepared by Denise Royce.

Also Present: Joseph Falzone, Attorney Mark Johnson, Scott Cole, Beal's Associates. Matthew Peterson, Keach-Nordstrom, Jay Nixon. Steve Febonio, Eric Mitchell, Matthew Scott.

Absent: Michael O'Callaghan, Member.

The meeting was being held at the Auburn Safety Complex. Mr. Poltak called the meeting to order at 7:00pm. Mr. Poltak moved on to ask all the Board members to introduce themselves to everyone present tonight.

Mr. Poltak began the meeting by asking the Board for an approval of the last meeting minutes of June 16, 2021 and stated that a motion to approve would be in order.

MINUTES

Mr. Porter moved to approve the minutes for June 16th, 2021, as written. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak moved into the first item on the agenda which was for Steve Febonio of Maverick Development.

GENERAL BUSINESS

Steve Febonio
Maverick Development
Eaton Hill Road, Tax Map 8, Lot 14-3-1
Request Waiver

Mr. Poltak explained that Mr. Febonio has a driveway steepness issue as the Board knows that we have a 10% maximum steep grade allowable. Mr. Poltak turned the discussion over to Mr. Febonio.

Mr. Febonio began by passing out copies of the driveway slope plan for Tax Map 8, Lot 14-3-1 which is located on Eaton Hill Road. Mr. Febonio indicated that, he would like to ask a waiver from the Board for 1.5% to be 11.5% where 10% is allowed. Mr. Febonio informed the Board that, Mr. Mitchell prepared the plan and the surveying and the engineering. Mr. Febonio added that, they have a stone wall that they are trying to maintain. Mr. Febonio explained the grade issue and the area that they are having the issue with to the Board members. Mr. Febonio also talked about drainage and the ditch line that they will have to catch the runoff. Mr. Febonio stated that, this was pretty much it and would be happy to answer any questions that the Board may have at this time.

Mr. Poltak asked the Board if they had any questions. Mr. Porter believed there have been some problems with Coleman Road and icing on the roadway and wondered if it was enough to contain the runoff. Mr. Febonio stated that, it was pretty deep and that he had Mr. Dross, Road Agent for the Town of Auburn take a look at it, and he thought the ditch line was sufficient and would handle any water that came down there. Mr. Febonio further explained an area on the plan to Mr. Porter.

Mr. Poltak asked Mr. Tatem if he had any comments to add. Mr. Tatem began by saying that, the regulations allow the Board to go up or down the first 20 feet at 2% and he's going down. Mr. Tatem mentioned that, if Mr. Febonio were going to put a culvert in one area that he would need some type of permission to do that because it effected the lot next door like an easement. Mr. Febonio stated that, it won't be a problem because it was his daughter's property.

Mr. Poltak stated to the Board that, he would suggest that they give conditional approval given the small percentage increase as they have done this in the past up to 14 or 15% for sections of driveways and then make this approval conditioned upon an Easement being obtained and approval by the Fire Department and then working with the Building Inspector.

Mrs. Marzloff made a motion to approve the waiver request for driveway slope to be 11.5% where 10% is the maximum for Tax Map 8, Lot 14-3-1 with the condition that they obtain a written agreement (Easement) from the abutting lot, approval from the Fire Department and then working with the Building Inspector. Mr. Porter seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak thanked Mr. Febonio and the discussion ended. Mr. Poltak moved on to the next item on the agenda tonight which is a continuance from May 19, 2021. Mr. Poltak explained that, at the last meeting the Board granted conditional approval and that he asked the applicant and his team to return tonight to bring the Board up-to-date relative to the negotiations and the progress that has been made.

PUBLIC HEARING

**Eric Mitchell
On Behalf of Matthew Scott
HQ Properties Realty Trust
15 King Street, Tax Map 25, Lot 47
Zoned Industrial
Major Site Plan Review
Update Board from May 19, 2021**

At this time, Mr. Poltak turned the discussion over to Mr. Mitchell and Mr. Scott. Mr. Mitchell passed out copies of the plans for discussion tonight. Mr. Mitchell began by saying that Mr. Tatem has done a review and has sent out a review letter that may have had 6 or 7 comments on it. Mr. Mitchell stated that, what they have on this set of plans which did not have a lot of changes on it. Mr. Mitchell pointed out that the significant things that still need to be addressed which one is Manchester Water Works and they do have a letter stating that they have water, but they need to have a specific detail as to which size line is going to which building and that each building will need its own meter and they will need to show that on a plan.

Mr. Mitchell also pointed out that, they have a septic system and municipal water and they do have to get a permit from the state for the septic system which is another thing that still needs to be done. With that said, Mr. Mitchell believed the plans are pretty much taken care of and directed the Board to Sheet #6 which was regarding the Landscaping Plan. A brief discussion ensued with regard to the Landscaping Plan. Mr. Mitchell believed that was about it and stated that, he would be happy to answer any questions that the Board may have.

Mr. Poltak commented that, given the Planning Board granted conditional approval and asked that many of the details be worked through that he accepts the Landscape Plan. Mr. Poltak asked Mr. Mitchell and Mr. Scott to please explain what is going to happen first and what would happen second just to be clear for the record. Mr. Mitchell commented that, there would be two (2) phases and began with Phase #1 which would begin by moving the dome building to the upper portion of the lot with office space and constructing 6 contractor bays where the dome is currently. The septic would also be installed in this phase and that the bus station would remain until July 1, 2022. Then in 2022, which would be Phase #2, the buses would leave and then the last 11 units would go up for a total of 17 contractor bays as shown on the plan presented tonight. The septic system would already be in place up at the top and that all that would need to be done would be the piping to the buildings. Mr. Poltak asked when they would actually start construction and would do, they anticipate completing the project. Mr. Scott commented that, they would like to move the dome as soon as possible and that the two (2) foundations need to be installed and that Morton Buildings would like to build that small building which is only 20 by 56. Then in the fall roughly around October they would start the first 6 units and then nothing until 2022 when the buses leave. Then the first thing coming out of

there is the diesel fuel tank. Basically, everything would be done before Christmas of 2022.

Mr. Poltak asked Mr. Tatem if he had any comments and if not that they could move to final approval. Mr. Tatem did not believe they were ready for final approval because they still had permits to obtain and address some minor comments in his letter but did not believe they needed to come back. Mr. Tatem stated that, they could write a final letter once they have addressed everything then the plans can be signed.

Mr. Poltak asked the Board if the Board was satisfied. Mr. Rolfe said yes. Mr. Poltak asked if there were any abutters present tonight that had anything further to add. None were noted. With that in mind, Mr. Poltak asked the Board members for a motion.

Mr. Porter made a motion to grant final approval for HQ Properties Realty Trust, 15 King Street, Tax Map 25, Lot 47 with the condition that they obtain all state approvals as well as Manchester Water Works approval and that all Stantec's comments are addressed. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak thanked Mr. Mitchell and Mr. Scott and the discussion ended. Mr. Poltak moved on to the third item on the agenda.

**Joseph Falzone
Auburn School District c/o SAU #15
Dollard Road, Tax Map 10, Lot 19
Major Site Plan Review
Auburn Heights (78 Lot Condominium Subdivision)
78 Single Family Detached – 55 and Older Housing
(Continued from June 16, 2021)**

Mr. Poltak began by saying that, this is a continuation of a Public Hearing and asked if there were any abutters present tonight for this case. There were two (2) abutters present for this matter. At this time, Mr. Poltak turned the meeting over to Mr. Falzone and his crew and that they would get into some of the finality. Mr. Poltak also stated that, he would be looking for an end result for conditional approval from the Board tonight. Mr. Poltak also wanted to add that, all of the condominium documents and association documents went to the new attorney and that, that attorney has consulted with the attorney for the applicant and the review of the documents are complete with a few minor alterations. Both attorneys discussed it this afternoon and both are in agreement and would be executed upon final approval.

Mr. Scott Cole of Beal's Associates introduced himself to everyone present tonight and indicated that he was also here with Mr. Falzone and Attorney Mark Johnson. Mr. Cole began by saying that, they have sent revised plans to the Town of Auburn as well as Stantec for review and have since received the third review letter of which the comments

are minor in nature. With regard to the second review letter, the majority of the revisions had to do with drainage and street design and one of the major additions to the development was at the request of the Fire Department which includes the addition of a 30,000-gallon fire cistern. This was sent to the Fire Department to see if they were happy with the location, and they were happy with the proposed location. Mr. Cole went on to talk about the Landscape Plan which was done by a Landscape Architect and pointed out the areas which are shown on the plan.

In conclusion, Mr. Cole commented that, he believed the major aspects have been completed and hoped to obtain conditional approval tonight from the Board and would be happy to answer any questions at this time.

Mr. Poltak asked if there were any questions from the Board. Mr. Poltak wanted to turn to Mr. Tatem to get his comments as he believed they have made significant progress. Mr. Tatem stated that, he agreed with Mr. Cole's summary of where the comments stand, and he also thinks that Mr. Falzone's request to submit a Landscape Plan for the clubhouse at a future date is an unusual request but did not believe it was an unreasonable request and that he was willing to put up surety to make sure that it is done properly. Mr. Tatem further added that, they are required to post surety anyways and they can add that as an additional line item so it doesn't have to be an extra step and it can be just wrapped into the same surety and released upon acceptance of that additional plan for the clubhouse. Mr. Tatem stated that, there was still a number of technical comments but that there was nothing major. Mr. Tatem also pointed out that, they still need all their state permits and signatures on all the plans and then it will be all set to go.

Mr. Edwards asked Mr. Cole about the alignment of the entrance to Old Candia Road and asked about how they were going to align the two. Mr. Cole responded by saying that, they had the surveyor do a little bit more research and pointed out that they are able to align the roads. Mr. Cole talked about a small retaining wall, so they do not go over onto the abutters property which he believed to be Manchester Water Works property. In addition to that, in reviewing the sight distance and re-evaluating that, found out that it was actually 100-foot right-of-way and not a 50-foot right-of-way. So, with the additional survey work that was done that they have more than adequate room to do what they need to do.

Mr. Poltak asked if there were any other questions from the Board members. Mr. Rolfe asked Mr. Tatem again about the cross section for the road. Mr. Tatem indicated that, Mr. Rolfe was right and that it has since been corrected. A brief discussion ensued with regard to road construction. It was noted that, Mr. Tatem would send Mr. Cole the corrected road construction details as the website was not updated.

Mr. Poltak asked Mr. Cole about crushing and gravel and onsite operations that would be conducted on a daily basis. Mr. Poltak asked about hours of operation being 7:00am until 5:00pm and asked Mr. Falzone if it was possible to begin operations at 8:00am. It was understood as construction operation hours to be 7:00am until 5:00pm statewide. A discussion ensued with regard to blasting and crushing and it was discussed that the

crusher was not that loud and that usually the blasting would occur twice a day and wouldn't occur until about 11:00am until 2:00pm. Mr. Poltak again reiterated that, he was looking for conditional approval tonight but that there were still some areas to be discussed and if blasting doesn't occur until noontime, then he did not have an issue. At this time, Mr. Poltak went through a few issues and began with a few issues presented by the Building Inspector/Zoning Officer starting with the fact that there are 79 permits a year available. Mr. Poltak began with the first question being, are the proposed homes going to be serviced by propane or oil. Mr. Falzone stated that it would be propane and it would be underground individually. Mr. Poltak asked about generators. Mr. Falzone indicated that generators would be optional and done by the individual homeowners and that they have the final say of where they would go, and it would never be placed in the front of the house. Mr. Poltak moved on to ask about snow storage. Mr. Tatem said that that was not going to be a problem. Mr. Poltak then asked about the wetlands being delineated so that there was no question of where the buffer was. Mr. Falzone indicated that, that would be done. Mr. Tatem added that, there needs to be a note added to the plan that the wetland buffers would be marked out and placard after they clear trees but before they start stumping all the buffers (placard) would need to be put in place. Mr. Poltak also asked about the electrical being underground. Mr. Poltak also wanted to know if there would be an as built for each and every home. Mr. Tatem indicated that since these were condominiums that the location of those are really not as critical as if it was a subdivision. Mr. Poltak indicated that, it would be dealt with at the pre-construction meeting. Mr. Rolfe asked about dumpsters. Mr. Falzone said that they would have private trash pick up and everyone would have trash barrels.

At this point, Mr. Poltak asked for a motion for conditional approval would be in order and before they moved to the motion, Mr. Poltak asked if there were any abutters who would like to speak. Mr. Meurin of Forest Drive asked if the property abutted the rail trail at all. Mr. Falzone said yes, and Mr. Cole pointed out the location on the proposed plan. Mr. Meurin asked where the clubhouse would be located. Mr. Cole pointed out the clubhouse that would be centrally located within the development. Mr. Meurin asked if you would be able to see the homes from the rail trail. Mr. Cole explained that there was 100-foot buffer that cannot be disturbed so you won't be able to see the homes from the rail trail. Mr. Poltak added that, it was a no cut buffer that surrounded the whole property. It was noted that there was a path that would be left open for people to walk to the rail trail. Mr. Meurin asked about the fire cistern and the impact on the water table. Mr. Tatem explained that the fire cistern is not filled that way that it is usually filled by a fire truck and after it is used it is then filled with water pulled by from a pond. At this time, Mr. Meurin thanked the Board for their time.

Mr. Poltak asked if there were any further questions. None were noted. Mr. Poltak asked for a motion for conditional approval would be in order.

Mr. Porter made a motion to grant conditional approval for Major Site Plan Review for Auburn Heights, Tax Map 10, Lot 19 conditioned upon state approvals and addressing all of Stantec's comments in the three (3) review letters and as presented to the Planning Board. Ms. Dross seconded the motion.

Mr. Tatem asked Mr. Poltak if he wanted to put a time limit in the conditions and Mr. Poltak indicated that, it was the burden of the applicant to get this done. Mr. Poltak asked Mr. Falzone what the highway improvements would likely cost. Mr. Falzone stated that, just out on the main road would be approximately \$300,000 to \$400,000. Mr. Poltak believed that, right now they have conditional approval and that they can move accordingly. Mr. Falzone pointed out that, they probably wouldn't have state approvals for another 6 to 8 months. Mr. Poltak stated that, that was his point for not putting a time limit on this. In the end, it was understood.

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

Mr. Falzone thanked the Board and the discussion ended at 7:57pm.

Mr. Poltak explained to everyone present tonight for the next discussion that, the Board posted that the discussion regarding Tanglewood would occur at 8:15pm and pointed out that he was unable to begin the discussion until 8:15pm and therefore the Board and everyone present took a 15-minute break before moving on to the last item on the agenda. Mr. Poltak further explained to everyone present that, everyone present tonight along with the Planning Board members would be looking at this and hearing about this proposal for the first time. Mr. Poltak added that, when the Planning Board receives something in this nature that, the Board will often request an informal discussion with the developer in terms of what is intended. Normally they do not notify the abutters until a formal application is presented to the Planning Board, but it was the developer that notified all of you to include you in the discussion to receive your feedback. Mr. Poltak moved on to discuss the comments made on social media which was totally uncalled for. Mr. Poltak stopped the meeting for another 10 minutes to give everyone a break and would re-open the meeting at 8:15pm.

OTHER BUSINESS

**Informal – Matthew Peterson, Keach-Nordstrom
On Behalf of Tanglerock Holdings, LLC
Off of Tanglewood Drive &
Rockwood Terrace, Tax Map 4, Lot 16
Discuss 55 & Older Housing Development**

TO BE HEARD AT 8:15PM

At 8:15pm, Mr. Poltak began the discussion for Tanglerock Holdings and turned the meeting over to Mr. Peterson and Mr. Nixon. Mr. Peterson began introducing himself and informed everyone attending the informal discussion tonight that, he was here representing the proposed conceptual meeting tonight and noted that it was an awesome

crowd. Mr. Peterson explained that they typically don't go through this process as the Chairman stated earlier to notify abutters for an informal discussion with the Planning Board. Mr. Peterson further explained that there is no road design yet, no grading design yet and there has been no house lots laid out and that this is strictly to obtain input and feedback from this Board here and to get feedback from the abutters that are around this property. Mr. Peterson went on to say that what this Board has seen here as that they have done a Lot Line Adjustment plan which was done over the last six (6) months. Mr. Peterson went into more detail by showing everyone on the Plan presented tonight where the Lot Line Adjustments took place which yielded approximately 77 acres in total. Mr. Peterson stated that, they went out to do the wetland mapping which was done last fall and they could not look for the vernal pools until this spring. Mr. Peterson added that, the Town of Auburn has different setbacks to different wetlands so what they've been doing is collecting their data. Mr. Peterson explained why they notified the abutters because they would rather obtain the information from abutters now as opposed to later. First thing they took a look at was the zoning which is 2-acre zoning with 200 feet of frontage and cut up the property and every single piece of land is utilized. Mr. Peterson showed everyone a proposal for approximately 22 lots which would be a conventional subdivision. Mr. Peterson noted that, traffic was a big concern to everyone and explained that everything would be reviewed by different aspects along the way. This is something from a 6-month process to a year process.

Mr. Peterson moved on to the 55 and older development which shows 61 units and has 100-foot no disturb buffer. Mr. Peterson went through the calculations for the different aspects presented tonight and were noted as follows:

22 single family homes	between 7 and 9am	16.28 trips
	between 4 and 6pm	21.78 trips
	Saturdays	210 trips
61 units (55 +)	between 7 and 9am	14.64 trips
	between 4 and 6pm	18.3 trips
	Saturdays	166 trips

Mr. Peterson stated that, the 55 and older development requires 100-foot setback around the entire property. The standard subdivision requires all town-maintained roads. With the 55 and older development, they would be connecting Rockwood Terrace to Tanglewood Drive and that would be it and all the rest of the roads would be privately maintained. Lastly, what they tried to do is take a look at the water and the wells. Mr. Peterson stated that, on a standard subdivision with 22 lots there would be 22 wells and 22 septs and with the 61 unit 55 and older development there would be one well centrally located. Mr. Peterson believed concept wise the 55 and older development was a better fit. At this time, Mr. Peterson thanked the Board for their time and stated that, he would be happy to answer any questions.

Mr. Poltak asked if there were any questions from abutters. Mr. Goodwin of Rattlesnake Hill Road asked if they would be rental units or condominiums. Mr. Peterson said yes which would be single-family detached units. Mr. Goodwin asked if a single well would have more impact on the aquifer. Mr. Peterson answered by saying that, he was not a well designer but that he would get back to everyone with that answer. Mr. Poltak indicated that, he could answer that question by saying that an individual in a household would use 40 to 60 gallons a day which would be absent outside watering. With a family of 4 it would be 160 to 240 gallons per day. At this time, Mr. Poltak explained that the Town of Auburn is doing a survey on water and water usage throughout Auburn and asked everyone to try to respond to the survey in the newsletter sent out to all the residents of Auburn. Mr. Poltak turned the meeting back over to the abutters and Mr. Peterson.

Mr. Moulton of Rockwood Terrace asked about the narrowing of Rockwood Terrace and if it would have any impact to this project. Mr. Rolfe said no that this road would probably be 22 feet wide as well. Mr. Moulton was worried about traffic going through and asked if there was another access or another way to go. Mr. Peterson said no that the only access was through Tanglewood and Rockwood which were both designed for future development in the back.

Ms. Leblanc of Tanglewood Drive believed that there was land that was cleared by Mr. Milne that they could potentially go through. Mr. Rolfe reminded Ms. Leblanc that it was private property. Ms. Leblanc is totally against the 55 and older community and did not believe it was a good fit and that property values would be lessened and water sources.

Mr. Carpus of Tanglewood Drive talked about Florida and the ability for public transportation and stated that there is no public transportation available here. Mr. Peterson pointed out that, Auburn is a lot different than Florida and that some people don't want to be in the village and if someone 55 and older want services then they will choose the 55 and older that was before the Board earlier. Basically, different people want different things. Mr. Edwards asked for the RSA so that the person could read up on. **(RSA 674:16 and RSA 674:21 Auburn Zoning Ordinance Article 8 – 55 and Older Housing Regulations)** Discussion ensued with regard to the ordinance and changes that have taken place regarding Article 8 – 55 and Older Housing Regulations which was passed by the voters in the Town of Auburn **(421 – Yes & 242 – No)**. Ms. Leblanc believed that everyone thought there would be a few condos in the center of town and wondered if that was how it got passed. Mr. Poltak informed Ms. Leblanc that, there were a number of town meetings which were public meetings of this Planning Board associated with this process and added that it started with the Master Plan which is required to be updated every 7 years and then they went through the Subdivision Regulations and then the Zoning Ordinance to update the Senior Housing Regulations and held town meetings. Mr. Poltak added that, the 55 and Older Housing Regulation pertains to all zones with the exception of the Rural zone. Ms. Leblanc did not believe this area fits with the 55 and older development. Mr. Poltak addressed Mr. Peterson with the fact that, he never envisioned a 55 and older community being on anything but a collector road which is basically a busy road. Mr. Poltak went on to say that Planning Boards prior to this

Planning Board envisioned development beyond the development that exists there now and envisioned rights-of-way at the ends of those streets and did not want to see landlocked major portions of land in our community. Basically, it was never intended to be a dead-end street and understands where everyone is coming from and will be part of their discussion. Ms. Leblanc stated that, she was aware of the right-of-way and was not against development and was thinking of the community at large. Ms. Leblanc believed this was cluster housing and believed there were way too many units and would rather see single-family homes which would be better for their property values. Ms. Leblanc worried about traffic and being able to walk on their street.

Mr. Chartier of Tanglewood Drive talked about when he moved into town, they voted down cluster housing and then he found out that the 55 and older regulation passed and believed that this was just a work around for cluster housing. Mr. Peterson explained that there are a lot of things that people are missing and this is not cluster housing because this has a maximum of 2,000 square feet and 2-bedroom max so these will not be mc-mansions that are \$850,000 but will be \$400,000 plus. Mr. Peterson again reiterated that, the 61 units would be less traffic than the 22 single-family homes and suggested that they go talk to a traffic engineer. A brief discussion ensued with regard to traffic and 55 and older housing and zoning changes. Mr. Poltak informed everyone present that, the zoning can't change unless the people of Auburn vote to change the zoning ordinance. Mr. Poltak talked about when cluster housing first came into play as well as elderly housing which was approximately 20 and 30 years ago and up until now, we have never had a development for elderly housing.

Mr. Prutzman of Tanglewood Drive liked the 22 single-family homes and did not like the 61 units for 55 and older development. Mr. Prutzman talked about the fact that not everyone in the 55 and older development will be 55 and older and some will have children. Mr. Prutzman also disagreed with Mr. Peterson regarding the potential traffic counts and mentioned safety and the roads and the fact that there are no sidewalks and no speed bumps and the fact that there is nothing to protect people walking on these roads. Mr. Poltak turned the question over to Mr. Herman, Town Administrator for the Town of Auburn to answer the question regarding speed limit. Mr. Herman stated that, all roads within the State of New Hampshire are set at 35 mph which is the standard and within the subdivision regulations in which all roads have to be built. A brief discussion ensued with regard to speed limit. Mrs. Marzloff added that, there are a lot of speed limit signs within the Town of Auburn that are posted at 35 mph. Mrs. Prutzman commented that, nobody seems to like the 61 unit 55 and older development and would rather go with the 22 single-family homes. Mr. Peterson informed Mrs. Prutzman that, it was not set in stone and that, that was why they were before the Planning Board tonight was to get feedback from the abutters and the Planning Board and pointed out that, the 22 single-family homes was the plan that would impact more of the buffers and would have more traffic and more wells and more septic. Ms. Leblanc asked what the revenue income would be for each proposal. Mr. Peterson stated that he did not know as he was the engineer for the project and did not do that side of the spectrum.

Mr. Manning of Rockwood Terrace continued with regard to the speed limit and pointed out that Bedford has speed limits posted at 30 mph. Mr. Poltak pointed out to everyone that, the speed limit was not the jurisdiction of this Board and wanted to move on to other questions at this time.

Ms. Doyle of Tanglewood Drive asked what the impact to fire, safety and police with the Dollard Road project going in as well. Mr. Peterson stated that, those numbers can be obtained with more research and that this project is just in the conceptual phase right now.

Ms. Manning of Rockwood Terrace asked about their wells and if something happens to their wells would they pay for that. Mr. Peterson stated that, they are not responsible for other people's wells.

Ms. Chapman of Tanglewood Drive asked about impact to surrounding properties and when they do their study of the water that is needed for this development do they also look at the surrounding area. Mr. Peterson again reiterated that the 55 and older development requires a community water system which has to be permitted through DES before they get all their approvals and move forward and if they do a standard subdivision there is none of that. Basically, when the home gets built that is when they pull the well and septic permits and there done. Again, the 55 and older gave more oversight and that's why they brought it forward.

Ms. Leblanc asked how many phases over how many years. Mr. Peterson stated that, they would have to take a look at that as it is based on how many permits they would be able to obtain as the Town of Auburn has a very small restriction of permits per year. Ms. Leblanc asked Mr. Poltak if it was 66 permits per year. Mr. Poltak informed Ms. Leblanc that, the permits are shared throughout the builders. A brief discussion ensued about permits. Ms. Leblanc asked about a cistern as there is one on Tanglewood Drive. Mr. Peterson commented that, he would have to meet with the Fire Department as they have a limit as to how far between cisterns and if the Fire Department requires a cistern then they would have to put one in.

A brief discussion ensued with regard to if they could be rented. Mr. Poltak explained that this would be part of the condominium documents and once the development is built out and the developer leaves it would then be turned over to the homeowner's association who would then take over the responsibility for the operation of that development. Mr. Bogardus of Tanglewood Drive asked about conservation and common land and if the study has been completed. Mr. Peterson stated that, they are in the process of doing a wildlife study right now and they have not met with the Conservation Commission or DES and until they know where the roads are going to go, and everything is laid out.

Mr. Drelick of Tanglewood Drive asked about blasting. Mr. Peterson stated that there would be some blasting.

Mr. Edwards wanted to inform everyone present tonight that, this Board is all volunteer and the members were elected. Mr. Edwards informed everyone that, if they would like to be on the Planning Board that they were welcome to run. Mr. Edwards indicated that, they are obligated to follow the rules and regulations that have been laid out of which were voted on by the towns people. Everyone that owns property is allowed to utilize their property within the boundaries that are set upon them.

Mr. Peterson was asked what the total acreage of the proposed property was. Mr. Peterson stated that, it was approximately 77 acres with around 50 to 60 acres of uplands. Mr. Peterson thanked the Board and indicated that, that was all he had for now. Mr. Poltak wanted to quickly summarize and pointed out that, the Board understands that abutters have a lot of concerns and that they have the same concerns. Mr. Poltak went on to say that this is a super tough site, and that this property has been on and off for sale over the years and it's not going to be an easy site to construct. It's going to have a lot of ledge and a lot of slopes and will have issues that are going to have to be worked out somehow both in a professional engineering sense and otherwise that may not even lend the site to what is being proposed here tonight. Mr. Poltak also talked about off-site improvements that may need to be done with regard to roads and a whole host of issues that would have to be met. Mr. Poltak explained the process in detail and informed everyone that, tonight's meeting was an informal discussion. Mr. Poltak added that, the action of this Board is not going to be initiated until such time as we get a formal application which is a very detailed document associated with them doing a lot more homework than they have done at this point in time that would have to be contained within that application and then the clock would start.

An abutter asked if the abutters would be notified when a formal application and if it would be anyone on the street or just abutters. Mr. Poltak answered by saying that, if the Board accepts a formal application as complete and the clock starts ticking by the state regulations then they are responsible for the financial capability of notifying, and we are responsible for overseeing and making sure that all abutters are notified. ***(Basically, the Town of Auburn notifies abutters within 200 feet of the applicants' property)*** Mr. Poltak stated that, all direct abutters would be notified well in advance of any hearings and/or discussions that will take place after a formal application has been filed. Also, Mr. Poltak informed the public that, the agenda for all Planning Board meetings are posted on the Town of Auburn's website. Mrs. Marzloff pointed out the Subdivision Regulations, Page 5 which defines what an abutter is. A brief discussion ensued with regard to what a legal abutter means.

With that said, Mr. Poltak informed the abutters that they would be part of the process which would take place over time. Mr. Poltak asked if there were any further questions for the Board. Mr. Poltak added that, Mr. Peterson knows where he stands and believed that they would be back together at some point. No further questions or comments were noted, and the discussion ended.

ADJOURN

At this time, Mr. Poltak thanked everyone for their participation tonight and indicated that a motion to adjourn would be in order.

Mr. Porter made a motion to adjourn. Mr. Rolfe seconded the motion. A vote was taken, all were in favor and the meeting stood adjourned at 9:37pm.

The next Planning Board meeting is scheduled for July 21st, 2021 at 7:00 pm. This meeting will be held at the Safety Complex, 55 Eaton Hill Road. This date is subject to change.