

**UNAPPROVED MINUTES**  
**Town of Auburn**  
**Planning Board**  
**PUBLIC HEARING**  
**February 16, 2022**

**Present:** Ron Poltak, Chairman. Jeff Porter, Vice-Chairman. Jill Dross, Member. Paula Marzloff, Alternate Member. Michael Rolfe, Selectmen's Representative. Minutes prepared by Denise Royce.

**Also Present:** Carl Norwood, Chris Norwood, David Scarpetti & Jason Hill. Tristan Smiley. Doug MacGuire & David Haddad. Dan Tatem, Stantec.

**Absent:** Michael O'Callaghan, Member. Jess Edwards, Alternate Member.

The meeting was being held at the Auburn Safety Complex. Mr. Poltak called the meeting to order at 7:03pm.

Mr. Poltak moved on to elevate Paula Marzloff to full voting status in the absence of Michael O'Callaghan. Mr. Poltak continued by asking the Board for an approval of the last meeting minutes for January 5, 2022 and stated that a motion to approve would be in order.

**MINUTES**

**Mr. Porter moved to approve the minutes for January 5<sup>th</sup>, 2022, as written. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.**

Mr. Poltak moved on to the items on the agenda and stated that there were three (3) Public Hearings tonight and began with Mr. Smiley who is requesting a continuance until March 16, 2022.

**PUBLIC HEARING**

**Tristan Smiley**  
**9 Auburndale Lane, Tax Map 10, Lot 24**  
**Discuss Minor Site Plan Amendment**  
**Continued from December 15, 2021**

Mr. Poltak began by explaining that Mr. Smiley has spoken with the state and the fact that he will be moving forward with the construction of a new onsite wastewater treatment facility and other requirements. With that said, Mr. Poltak asked Mr. Smiley to further

explain what has been going on lately and the reason why he has asked that tonight's hearing be continued to March 16<sup>th</sup> which will be our next meeting. Mr. Smiley began by saying that, he believed he has an answer to all of the questions that were up in the air at our past meetings which was first and foremost the septic system. Mr. Smiley noted that it will need to be replaced and has already spoken with Jason Franklin to have a new appropriate system designed that will be able to accommodate the taproom and the brewery operation of the facility. Mr. Smiley pointed out that he would be doing test pits with Mrs. Rouleau-Cote, Building Inspector for the Town of Auburn tomorrow afternoon. As soon as the design is finished and approved, he will be moving forward as he already has some contractors lined up. Mr. Smiley also talked about the well and having it registered as a public water system which overlapped onto Manchester Water Works land and spoke with Mr. O'Neil of MWW and just needs some paperwork that he needs to complete. Mr. Smiley also talked about getting rid of the composting toilets and is now putting in a new septic system and believed that covered all the questions that the Board had at the last meeting. Mr. Smiley believed that by next month everything should be completed and wanted to come before the Board tonight to ask the Board if there was anything else beyond what he just addressed that needed attention so that he could move forward.

Mr. Porter wanted to thank Mr. Smiley for everything that he has done and for his effort and due diligence in pulling this all together. Ms. Dross also agreed with Mr. Porter. Mr. Poltak pointed out that the zoning is correct and the purpose for which he is putting the property is correct and there is no objection to what he is proposing and asked the Board for a motion to continue the hearing until March 16<sup>th</sup> and that they would take up the subject of what he just shared with them and understood that he was doing test pits tomorrow. With that said, Mr. Poltak asked for a motion to continue the Public Hearing.

**Mr. Porter made a motion to continue the Public Hearing for Tristan Smiley, 9 Auburndale Lane, Tax Map 10, Lot 24, Minor Site Plan Amendment until March 16<sup>th</sup>, 2022. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.**

Mr. Poltak informed Mr. Smiley that they would see him in a month. Mr. Smiley thanked the Board members and exited the meeting.

## **GENERAL BUSINESS**

**Keith Martel  
Illsley Hill Subdivision  
Copley Court, Tax Map 8, Lot 29  
Release of Maintenance Surety**

**Keith Martel**  
**Tilton Place Subdivision**  
**Nathaniel Way, Tax Map 5, Lot 104**  
**Release of Maintenance Surety**

Mr. Poltak moved on to the release of surety for both Illsley Hill Subdivision and Tilton Place Subdivision and was not clear on what the Board needs to do. Mr. Poltak understood that there was a release of surety associated with road construction both on Nathaniel Way and Copley Court but that his letter talks about corrections that have to be made. Mr. Poltak referred to Mr. Tatem for comment on these two (2) releases of the Maintenance Surety. Mr. Tatem pointed out that it was a 2-year maintenance surety that is in place. The town has already accepted the roads and the surety is held to make sure there are no defects in the road and if there are any issues, the developer is required to repair and fix them prior to the release of that surety. Mr. Tatem went on to point out that because of the time of year, he is recommending that the developer hire a crack sealing company and they would not do it this time of year because the ground is too cold. Mr. Tatem also stated that, there were not too many cracks, and the road is in great shape but it is really up to the developer to make sure it's done properly and has not heard from him since the letters have gone up. Mr. Poltak asked if they were supposed to release the surety. Mr. Tatem said no, the Board should not release anything until the cracks are done and the work is completed. Mr. Tatem informed the Board that, that is what has been done in the past. Mr. Poltak pointed out that the 2-year maintenance surety release date has come and gone. Mr. Tatem said yes it ended in November. Mr. Tatem stated that, it is usually the developer that request the release of surety and then they go and walk the road and if there are no issues then the surety is released. Mr. Poltak understood and moved on to the next item on the agenda. A brief discussion ensued with regard to any defects in the road and Mr. Tatem commented that, because of the time of year and the snow cover that it is difficult to see everything. In conclusion, had this been done in November that the developer could have possibly fixed any issues and the surety would have been released but the fact that he requested it in January when the ground was frozen is the issue.

**PUBLIC HEARING**

**David Haddad**  
**Londonderry Turnpike, Tax Map 1, Lot 27**  
**Major Site Plan Review**  
**6 Townhomes**  
**Continued from January 5, 2022**

Mr. Poltak apologized that the Board did not have a review letter before them but what he would like to do is to learn what their intention is on the property. Mr. Poltak also informed the applicant that he has read the Zoning Board of Adjustment minutes where they obtained a Variance for a 6-unit which is like two (2) three (3) unit townhouse style homes. Mr. Poltak wanted Mr. MacGuire to go through what they are proposing and that they

would obviously have to continue the Public Hearing until March 16<sup>th</sup> at which time they could accept the application and getting into the details of Mr. Tatem's review and seeing how close they are to approval at that point. Mr. MacGuire asked if Mr. Tatem could get to that review sooner rather than later so that he could have an opportunity prior to the next hearing to review his items then he could make some adjustments to the plan. Mr. Poltak has spoken with Mr. Tatem of which Mr. Tatem has assured him that he would get on it.

At this time, the Board reviewed the plan that included twelve sheets with Mr. MacGuire presenting on behalf of Mr. Haddad who was also present tonight. Mr. MacGuire began by saying that the previous owner went before the ZBA and was granted a Variance to have two (2) duplexes and then they went back before the ZBA as they felt a six (6) unit townhouse style home would be a better fix for the area. At the ZBA, they were granted the approval to allow six (6) townhouse style homes. They presented an application to the Planning Board and was told at that time that they would need to go back before the ZBA because the proposal for two (2) three (3) unit townhouses was a change from what was presented to the Board previously. They complied with the request and went back before the ZBA and was granted the Variance for the two (2) three (3) unit townhouse/condominium plan. Currently, what they are proposing is six units which would be larger higher end townhomes with two (2) car garages. Mr. MacGuire explained that one unit would be set into the slope whereby the other units would have a walkout basement. Mr. MacGuire stated that they are proposing one leachfield for each three (3) unit building and individual septic tanks. Mr. MacGuire also indicated that these would be phased from a construction point so it would make sense to build each unit and septic system for that three (3) unit structure at the same time. Mr. MacGuire talked about the hammerhead turnaround for the Fire Department and pointed out the location of the detention pond and treatment swale that would then go into a level spreader. Mr. Poltak asked what the number of bedrooms that each unit would have. Mr. MacGuire said that each unit would consist of three (3) bedrooms. Mr. Tatem asked what the square footage would be for each unit. Mr. MacGuire stated that it would consist of approximately 1,800 square feet per unit with two (2) finished floors and two (2) car garages. Mr. MacGuire also pointed out that, within the package given to the Board members included a landscaping plan, lighting plan showing some buffering.

Mr. MacGuire also pointed out that Londonderry Turnpike is a DOT road and will require a DOT Driveway permit which they will be submitting to DOT this week which would show site distance to DOT standards. Mr. MacGuire continued on to Construction Details sheet. Mr. MacGuire wanted to note that because they are larger units that they opted not to have a dumpster but to have private trash pick up for each individual units and they would keep their containers within their garage area. It would consist of one private company picking up the trash for all the units. Mr. Tatem stated that he recommends no dumpster as well.

In conclusion, Mr. MacGuire asked if the Board had any questions or feedback. Mr. Rolfe began by pointing out a place for mailboxes and may have to speak with the Postmaster here in town. Mr. Rolfe also mentioned page #10 where he has one inch that we have

an inch in a half on the wear course. A brief discussion ensued with regard to the wearing course. Mr. Rolfe also pointed out the need for snow storage. Mr. MacGuire stated that it was listed on the landscaping plan. Mr. Porter asked about keeping the buffer natural near the wetland area and thanked Mr. MacGuire for keeping everything out of the buffer.

Mrs. Marzloff asked if it would be a condominium ownership. Mr. MacGuire stated that, that was the intent. Mrs. Marzloff indicated that, if there is going to be a title to this ownership that the name would be included in the Declaration of Condominium, and we would also need to see those documents as part of the approval. A brief discussion ensued with regard to the condominium documents.

Mr. Poltak stated that he was a stickler with regard to the landscaping plan which would need to be stamped by a licensed landscaper. Mr. Poltak also asked to see a rendering of what the buildings will look like. Mr. MacGuire said absolutely he could do that. Mr. Porter wanted to see a visual layout of the road up so that you have visual aspect of the roadside. Mr. MacGuire commented that, that was a huge expense and asked if there was a reason, he wanted that. Mr. Porter just wanted to see what it would look like from the road. Mr. MacGuire stated that, that was not a typical item that they would provide. Mr. Poltak pointed out that, he would have Mr. Porter speak with Mr. Tatem. Mr. Poltak noted the visual on the front of the package presented to the Board members. Mr. Poltak asked what he would see driving by the property. Mr. MacGuire explained that the buildings would be approximately 250 feet off the road and would not be going straight into the property. A brief discussion ensued with regard to distance from the road and Mr. MacGuire stated yes, it would be visible from the road but there was a berm and that the trees and berm would provide some buffer from the road.

Mr. Tatem suggested that if they shorten where the big flat area by the parking and pushed the pond 50-feet away from the road and left a strip of trees believed that the people who will be living there will have less sound from the road most of the year and would have a better visual. Mr. MacGuire took what Mr. Tatem said into consideration. Mr. Tatem also pointed out the abutter closest to this piece of property and suggested that they give them a little more buffer. Mr. MacGuire commented that, there as a story behind that whereby the abutter inadvertently cut onto our property approximately 40-feet and believed that the abutter should plant the arborvitaes. Mr. Tatem so noted the incident. A brief discussion ensued with regard to buffers. Mr. MacGuire talked about the building that had the walkout basements and wanted to have a little bit of grass and keep the rest all natural. Mr. MacGuire stated that he would speak with his landscape architect in the office about placement of trees. Mr. Porter asked about irrigation and fertilization. Mr. MacGuire pointed out that they were not that far yet with regard to irrigation and believed that they would limit their pesticide usage but if there was a specific note that the town would like to see but he could check with other plans that he has done in the past. Mr. MacGuire also indicated that, a professional company would be coming in and the plowing would be done properly with the appropriate amount of deicing and those types of things.

Mr. Porter asked if they would be having one well. Mr. MacGuire said yes. Mr. Porter asked if they would be having two (2) leachfields and individual tanks. Mr. MacGuire said yes and by keeping everyone to their own septic tank keeps everyone a little more honest so if there is something wrong with the system then you can kind of figure it out more easily. Mr. Tatem asked about a pumphouse. Mr. MacGuire stated that it was dependent on the yield.

Mrs. Marzloff asked about signage. Mr. MacGuire and Mr. Haddad believed that it would be something very small. A brief discussion ensued with regard to naming the road into the complex. Mr. MacGuire indicated that this would be something that would have to be discussed and run by E911 as well.

In conclusion, Mr. Poltak believed that they could close this discussion and continue the Public Hearing until March 16<sup>th</sup>. Mr. Poltak asked about the acreage and during the survey they corrected the acreage. Mr. MacGuire said they received a Variance to allow six units and they are all set. Mr. Poltak asked for a motion to continue the Public Hearing until March 16<sup>th</sup>.

**Mr. Porter made a motion to continue the Public Hearing for David Haddad, Londonderry Turnpike, Tax Map 1, Lot 27, Major Site Plan Review – 6 Townhomes until March 16<sup>th</sup>, 2022. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.**

Mr. Poltak thanked Mr. MacGuire and Mr. Haddad and said see you on March 16<sup>th</sup>. Mr. MacGuire also thanked the Board and the discussion ended.

At this time, Mr. Poltak moved on to the last item on the agenda tonight which was the self-storage.

**KLTC II, LLC  
William J. McEvoy, Owner  
404 Hooksett Road, Tax Map 9, Lot 16  
Major Site Plan Review  
Proposed Self Storage Units  
Continued from January 5, 2022**

Mr. Poltak began by talking about Mr. Tatem's review letter. When they ended the last time, Mr. Poltak pointed out that Stantec and T.F. Moran were going to address questions that the Board had. Mr. Hill pointed out the landscaping buffer and architecture response reviewed so they prepared the 3D graphics. Mr. Poltak turned the discussion over to Mr. Hill.

Mr. Hill wanted to go over their response to the comments from the Board last month. Mr. Hill began by saying that, the proposed storage facility would consist of seven single story units and one two-story climate control building with a kiosk. Mr. Hill pointed out the first



page of the package sent to the Board to review. Mr. Hill went through the plantings and landscaping design that the Board was concerned about at last month's meeting. Mr. Hill talked about the faux doors on Building G and Building H with some limited landscaping with low lying shrubbery. Mr. Hill indicated that they have done some improvements to the landscaping plan including some additional taller tree species which were spruce plantings and maple trees. Mr. Hill showed the Board members the street view of Castlerock Storage facility which is located on the by-pass. Mr. Hill stated that, it is important to his client to maintain some minimal street presence for branding purposes showing that this is a storage facility for customer attraction. Mr. Hill indicated that, they are trying to maintain the faux doors on the second floor of the two-story building. Mr. Poltak did not like that idea. At this time, Mr. Hill went on to point out the areas of plantings around the storage facility. Mr. Poltak commented that he has spent a lot of time looking at the renderings associated with the landscaping because it was important to him and that he would be keeping the plan to make sure it ends up looking like the proposed landscaping plan.

Mr. Hill talked about the areas of natural vegetation and also showed a 3D photo showing the night view of which the lighting would go down to security levels at night. A brief discussion ensued with regard to what color the buildings would be as well as what color the roof would be. Mr. Mendola commented that the roof would be red, and the building would be beige. The Board members were shown a photo of what the buildings would look like. Mr. Poltak like the colors and believed it was sensitive to the surrounding area. Mr. Hill moved on to discuss the monument sign which would be similar to Castlerock's sign with shrubbery around it which would be internally illuminated. (Copies of all plans can be found in the file)

Mr. Hill pointed out that a note on the plan would be included regarding maintenance of the porous pavement and that they have prepared a detailed maintenance program of the porous pavement that explains what needs to acquire attention which maintenance program is included within their stormwater management report which should be on file with the town. Mr. Poltak pointed out that it would be reviewed by town counsel as well.

Mr. Hill moved on to talk about the wetlands Conditional Use Permit where they have proposed 9,810 square feet of impact which was reduced from 14,500 square feet of impact previously. Mr. Hill also pointed out that they are placing a perimeter fence around the property to enclose the units and with that would be asking the Board to grant the Conditional Use Permit. They have addressed a number of Stantec's comments in Stantec's letter.

Mr. Hill went on to discuss the 10,000-gallon fire cistern that would be included for the climate control building which they are proposing to put under the foundation of the climate control building and then provide a connection outside for the Fire Department to draw from. Mr. Hill also mentioned that he has not received approval from the Fire Chief, but it was submitted to him, but he does have the design for the fire cistern. Mr. Hill talked about possibly supplying the Fire Department with either a keycard or a Knox box to have access to the cistern since it is within the back secure portion of the site behind the gate

so he will need to hear back from Chief Williams. A brief discussion ensued with regard to the well which is onsite.

Mr. Hill explained that the light poles would be 12-foot light poles due to the property abutting a residential property and will include a few more light poles to obtain the same amount of security. With that said, Mr. Hill thanked the Board members and stated that he would be happy to answer any questions that the Board may have.

Mr. Poltak stated that he is looking to gain momentum towards an eventual vote on this package to proceed forward towards approval. Mr. Poltak had a few things that he wanted answered because he did not have an answer to yet. Mr. Poltak pointed out Mr. Tatem's letter and the Conditional Use Permit as well as the waivers needed which were for the driveway and to not have a fence around the bioretention basin. A brief discussion regarding the request for the two (2) waivers ensued and was agreed that the two (2) waivers were needed.

The following topics were discussed:

- 1) Parking for the two-story building which had parking spaces along the building & there are eight spaces included a handicap space by the kiosk.
- 2) Kiosk use
- 3) Egress for the two-story building of which are located on each side of the building.
- 4) Waiver with regard to the driveway which will align with the Dunkin Donuts. Mr. Tatem agreed with the alignment of the driveway.
- 5) Waiver regarding not have a fence around the bioretention basin
- 6) Conditional Use Permit required

Mr. Poltak went through Stantec's letter to see what was addressed. Mr. Poltak asked if there were any abutters who had any questions or comments. None were noted.

In conclusion, Mr. Poltak ask how the Board wanted to proceed. Ms. Dross had one question and asked about the two-story unit and egress for the unit. Mr. Mendola and Mr. Hill pointed out the locations of the doors on the plan. Mr. Poltak explained that they would accept the application as complete and then address both waiver requests and approve the CUP tonight. Mr. Tatem stated that, with it being so close to the buffer that he would suggest putting a note on the plan to use a low nitrogen fertilizer. Mr. Hill so noted the request. Mr. Poltak added that he would like Mr. Hill and Mr. Tatem to address all the outstanding comments in the letter by March 16<sup>th</sup>. Mr. Tatem believed the only thing that they had to take care of was with the Fire Chief signing off on this and that all the other stuff was small and could be addressed by tomorrow. A brief discussion ensued with regard to approval. Mr. Poltak asked the Board how they wanted to proceed. Mr. Rolfe believed we could approve it tonight. With that said, Mr. Poltak believed they could make a motion to accept the application.



**Mr. Porter made a motion to accept the application for KLTC II, LLC (Owner, William J. McEvoy), 404 Hooksett Road, Tax Map 9, Lot 16, Major Site Plan Review – Proposed Self Storage Facility. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.**

**Mr. Porter made a motion to grant the waiver from Article 10.07 to not have a fence around the bioretention basin for KLTC II, LLC (Owner, William J. McEvoy), 404 Hooksett Road, Tax Map 9, Lot 16, Major Site Plan Review – Proposed Self Storage Facility. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.**

**Mr. Porter made a motion to grant the waiver from Article 10.08.3 driveway profile to provide a grade no steeper than 2% for at least 70-feet for KLTC II, LLC (Owner, William J. McEvoy), 404 Hooksett Road, Tax Map 9, Lot 16, Major Site Plan Review – Proposed Self Storage Facility. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.**

**Mr. Rolfe made a motion to grant the Conditional Use Permit with the condition that the applicant put a note on the plan to use low nitrogen fertilizer in perpetuity for KLTC II, LLC (Owner, William J. McEvoy), 404 Hooksett Road, Tax Map 9, Lot 16, Major Site Plan Review – Proposed Self Storage Facility. Mr. Porter seconded the motion. A vote was taken, and all were in favor and the motion passed.**

**Mr. Porter made a motion to grant conditional approval with the condition that all remaining comments that are noted in Stantec’s letter dated February 16, 2022 are addressed; and, all outstanding fees are paid by the applicant and the plan to be recorded for KLTC II, LLC (Owner, William J. McEvoy), 404 Hooksett Road, Tax Map 9, Lot 16, Major Site Plan Review – Proposed Self Storage Facility. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.**

Mr. Poltak thanked the applicants and asked Mr. Hill when they plan to begin construction. Mr. Hill and Mr. Mendola said Spring 2022. Mr. Tatem explained that the plans need to be completed and then escrows are put in place for surety and construction monitoring and then once the plan is recorded a preconstruction meeting is held and then they will be able to begin work the next day.

## **OTHER BUSINESS**

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 9:06pm.**

**The next Planning Board meeting is scheduled for Wednesday, March 16<sup>th</sup>, 2022 at 7:00 pm. This meeting will be held at the Auburn Safety Complex, 55 Eaton Hill Road. This date is subject to change.**