

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
April 6, 2022

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

Also Present: George Chadwick and Joe Midolo.

Absent: Michael O'Callaghan, Member. Paula Marzloff & Jess Edwards, Alternate Members.

The meeting was being held at the Auburn Village School Gymnasium. Mr. Poltak called the meeting to order at 7:00pm.

Mr. Poltak informed everyone that the Board thought they would have a large agenda and a big crowd, and they have a small agenda and a small crowd. Mr. Poltak stated that, everyone knows each other so he would dispense with the introductions and moved on to approval of the minutes of the last meeting which was March 16th.

MINUTES

Mr. Porter moved to approve the minutes for March 16th, 2022, as written. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.

GENERAL BUSINESS

PUBLIC HEARING

Tanglerock Holdings, LLC
Russell C. Sullivan & Tanglerock Holdings, LLC
Rockwood Terrace & Tanglewood Drive, Tax Map 4, Lots 13-4 & 16
Major Subdivision (21 Lots)
Continued from February 2, 2022

Mr. Poltak moved on to explain about Tanglerock Holdings, LLC and stated that, this morning they received an e-mail to officially withdraw the application that was submitted most recently for which we had scheduled a Public Hearing tonight at their request given

that they were not receptive to having an informal hearing. With that said, there is no application before the Board now. They did also learn in a phone call and e-mail a few weeks ago that they have hired Attorney Cronin to head their efforts. Mr. Poltak explained that the rumor mill now has it that they will be going back to the 55+ Community. Ms. Leblanc stated that she thought that was going to be the reason and believed that the parcel being purchased from Mr. Sullivan was contingent upon them receiving approval. Mr. Poltak stated that he did not know about that part of it but it's a tough piece of property to develop and further informed the abutters that were present tonight that they would be notified if and when a new application is submitted to the Planning Board for Public Hearing.

At this time, the Board made a motion to accept the request to withdraw the application.

Mr. Porter made a motion to accept the request to withdraw their application for Tanglerock Holdings, LLC, Rockwood Terrace & Tanglewood Drive, Tax Map 4, Lots 13-4 & 16, Major Subdivision (21 Lots). Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak explained that the reason he thought that would be best was the fact that they are going to have to submit a brand-new application and the Board is not by any means of this motion continuing this hearing that was scheduled tonight. The slate is clean which means everyone gets notified by legal notices of the new Public Hearing if they come back with a new application.

With that said, Mr. Poltak moved on to the next item on the Public Hearing Agenda which was Mr. George Chadwick on behalf of NH Signs, 66 Gold Ledge Avenue.

**George Chadwick
On Behalf of NH Signs
66 Gold Ledge Avenue, Tax Map 1, Lot 18-5
Minor Site Plan Review**

Mr. Chadwick presented on behalf of the applicant, NH Signs. Mr. Chadwick stated that the last time this project was before the Board was in 2016 when he submitted a change of use site plan when NH Signs moved into the parcel. At the time, along with the change of use they were approved for two (2) garage type buildings and Mr. Chadwick pointed out the locations on the plan for the Board. Mr. Chadwick also informed the Board members that they have since built one of them and decided not to build the second garage. Mr. Chadwick informed the Board members that he was before the Board tonight to construct a 30 foot by 48-foot building to the side of the existing building and pointed out the location. Basically, the building is the same size in depth but 8-feet longer than what was approved before. They have also added 8 additional parking spaces being proposed. The use of the building is an assembly building to allow them to put signs together. Mr. Chadwick indicated that they require 23 spaces for parking, and they are providing 23 spaces which is 8 additional spaces being proposed. Mr. Chadwick did not

believe there was a lot more to add because there was no additional lighting and no additional landscaping. The area that they would like to put the new building is cleared and partially graded. Mr. Chadwick pointed out the second sheet of the plan set shows the grading plan. Mr. Chadwick stated that they would be relocating the dumpster. Mr. Rolfe asked if there would be any plumbing in the building. Mr. Chadwick said no, and that Mrs. Rouleau-Cote did review it and commented that with the additional building that the septic system could handle it.

Mr. Poltak asked Mr. Chadwick about the drainage and if it was adequate. Mr. Chadwick explained the building and the roof pitch and that all the drainage would be in the rear of the building and that there is an existing 18-inch pipe under the driveway.

Mr. Poltak asked the Board members if they had any questions. None were noted. Mr. Chadwick stated that Mr. Craig Francisco here tonight if anyone had any questions for him. Mr. Poltak stated to the Board that what he would like to do tonight is to have the Board grant conditional approval tonight as he did not see a need to have him come back. Mr. Poltak further added that the condition would be that he would like Mr. Chadwick to talk to Mr. Tatem of Stantec to make sure the drainage is appropriate. Mr. Chadwick understood and agreed with what Mr. Poltak was asking.

With that said, Mr. Poltak asked the Board to make a motion to grant conditional approval of the request subject to review of the drainage by Stantec and a report of the same back to the Planning Board.

Mr. Porter made a motion to grant conditional approval with the condition that Stantec conduct a review of the drainage and reporting back to the Planning Board with the findings for NH Signs, 66 Gold Ledge Ave, Tax Map 1, Lot 18-5, Minor Site Plan Review. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak thanked Mr. Chadwick and Mr. Chadwick also thanked the Board and the discussion ended. Mr. Poltak indicated that the Board would be seeing him again on April 20th regarding Rockingham Road. Mr. Chadwick said yes.

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. Rolfe made a motion to adjourn. Mr. Poltak seconded the motion. A vote was taken, all were in favor and the meeting stood adjourned at 7:19pm.

The next Planning Board meeting is scheduled for Wednesday, April 20th, 2022 at 7:00 pm. This meeting will be held at the Safety Complex, 55 Eaton Hill Road. This date is subject to change.