

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
May 4, 2022

Present: Ron Poltak, Chairman. Jeff Porter, Vice-Chairman. Jill Dross & Michael O’Callaghan, Members. Paula Marzloff, Alternate Member. Michael Rolfe, Selectmen’s Representative.

Minutes prepared by Denise Royce.

Also Present: George Chadwick, Joe Midolo & Rick Eaton. Doug MacGuire & Bill Purington. Bill Wood & Eric Mitchell.

Absent: Jess Edwards, Alternate Member.

The meeting was being held at the Safety Complex. Mr. Poltak called the meeting to order at 7:02pm.

Mr. Poltak stated that everyone knows each other in the room and would dispense with the introductions. Mr. Poltak moved on to approval of the minutes of the last meeting which was April 20th.

MINUTES

Mr. Porter moved to approve the minutes for April 20th, 2022, as written. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.

GENERAL BUSINESS

There was nothing to be discussed tonight.

PUBLIC HEARING

Eric Mitchell
On Behalf of Longmeadow Congregational Church
Wilson’s Crossing Road/Chester Road, Tax Map 20, Lot 11A
Minor Site Plan Review (Parking Lot)

Mr. Poltak informed everyone that he would take up Longmeadow Congregational Church first as this would be quick because it was already approved with conditions, but they

currently have all the homework being done on the proposal regarding permits that needed to be pursued and secured by the state for construction to be taking place. Mr. Poltak went on to say that, on October 7, 2020 the Board approved the proposal with conditions including five (5) waivers which are all noted in the minutes and in the Notice of Decision and now he would turn it over to Mr. Mitchell to update the Board with what has transpired and basically the Board would give final approval for them to move forward which will come in the form of a motion and that Mr. Mitchell would be working with Mr. Tatem of Stantec.

Mr. Mitchell who presented on behalf of the Church and began by saying that there were three (3) things as follows:

- 1) Conditions of Stantec's last Letter of which has been reviewed and taken care of; and,
- 2) Permit for Dredge and Fill for the culvert crossing the road site ditch which has been received which has taken a long time; and,
- 3) Lighting of the upper parking lot which they now have an illumination plan.

Mr. Mitchell went on to say that those were the three (3) things that they have completed and would be happy to answer any questions that the Board may have.

Mr. Poltak noted that they received their Dredge and Fill permit and asked what other permits that they needed. Mr. Mitchell stated that, that was the only permit needed. Mr. Poltak commented that, Mr. Tatem shared with him that the lighting plan was fine. Mr. Wood also confirmed that Mr. Tatem supported the lighting plan.

Mr. Poltak asked the Board members if they had any questions, and none were noted. With that said, Mr. Poltak asked for a motion to reapprove the improvement plan for the Longmeadow Congregational Church conditioned upon Mr. Mitchell working with Mr. Tatem to work through any items on Mr. Tatem's current submission letter.

Mr. Porter made a motion to grant final approval for Longmeadow Congregational Church, Wilson's Crossing Road, Tac Map 20, Lot 11A, Minor Site Plan Review (Parking Lot) with the condition that Mr. Mitchell and Mr. Tatem working through any outstanding items in Stantec's Letter. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak asked when they were planning to begin construction. Mr. Wood stated that they are planning at the end of this month. A brief discussion ensued with regard to beginning construction.

Mr. Poltak moved on to the next item on the agenda which was George Chadwick with 266 Rockingham Road.

George Chadwick
On Behalf of Joe Midolo
266 Rockingham Road, Tax Map 25, Lot 44
Major Site Plan Review
(Contractor Bays)
Continued from April 20, 2022

Mr. Chadwick passed out copies of the revised plan that he would be presenting tonight with the Planning Board. Mr. Chadwick began by saying that at the last meeting they were conditionally approved with the Conditional Use Permit and site plan to address Mr. Tatem's comments. Mr. Chadwick stated that they have addressed all of his comments except for a couple additional comments which was that they obtain the state septic permit, state site specific permit and that they obtain the wetland permit that he would talk to the Board about. Mr. Chadwick believed that the Board was all set with the landscape plan as part of the site plan, but they could talk about that a little more. Mr. Chadwick also mentioned that the Board wanted him to put a note on the plan to be recorded which states that "all tenant leases agreements shall contain the following statements" which was one through seven on the plan. Since that meeting when they sent the wetland scientist on the land that additional wetlands had shown up. Mr. Chadwick pointed out the difference from what existed before and what exists now with the additional wetlands since the trees were cut down approximately 2 years ago. At this time, Mr. Chadwick went through the packets that he presented to the Board members and went through each sheet. Mr. Chadwick stated that, in order to leave the project as is that he would need a Dredge and Fill permit. Mr. Chadwick added that, what the plan represents is 4,500 square feet of wetland impact. Mr. Chadwick informed the Board that they contacted the owner and that he is willing to pay for the Dredge and Fill permit along with the mitigation plan which is shown on Sheet #4 of the package. What this new wetland does is that it changes the buffer impact from 90,663 square feet to 117,360 square feet for about 26,697 additional square feet of buffer and wetland impact. Mr. Chadwick pointed out the area on the plan for the Board.

Mr. Chadwick went on to say that the Conditional Use Permit they were seeking last time was for 90,663 square feet to the new buffer impact of 117,360 square feet. At this time, his client would like to proceed with this project. Obviously, it will take some time to get the wetland permit. Mr. Chadwick stated that, he knows that the Board conditionally approved this project and that they were before the Board tonight for final approval seeing that he has addressed all of Mr. Tatem's comments in Stantec's letter. With that said, Mr. Chadwick stated that he was here to listen to what the Board had to say and would answer any questions.

Mr. Poltak asked what level the new wetlands were. Mr. Chadwick stated that the one connected to the Level 2 would remain a Level 2, but the other wetland is a Level 3 wetland. Mr. Poltak asked if they would have to make changes to the plan. Mr. Chadwick stated that they are hoping they don't have to make changes. Mr. Chadwick was unsure if he had to go back before the Conservation Commission or not because they've seen the plan and have seen the property.

Mr. Poltak asked Mr. Tatem if he had any thing to add to this. Mr. Tatem said no, he's seen the plan and the mitigation plan and the landscaping plan. Mr. Tatem stated that the only comment that he had was that he suggested they move some trees from the back to in front of the wall. Mr. Chadwick apologized and stated that they would be doing that, but it was just not shown on this plan yet. Mr. Tatem commented that, Mr. Poltak and he walked the site today and everything appears to be shown correctly on the plan and thought that the mitigation plan was really beefed up and that they really did a great job on it and were looking to correct the issues.

Mr. Poltak asked if the Board had any questions. Mr. Tatem commented that, they still have to obtain their state permits so the Board cannot give them final approval until their permits are in place. Mr. Poltak commented that, his understanding was that they could approve the plan conditioned upon state approval and absent any issues that they would not need to see them again. Mr. Tatem recommended that the Board reapprove the CUP because the numbers are aggressively different. With that said, Mr. Poltak understood that they would have to readdress that as well. Mr. Poltak asked the Board what they wanted to do. Mr. Porter did not have a problem with what they are proposing. The rest of the Board members agreed with Mr. Porter. Mr. Poltak asked that they reapprove the CUP tonight. Mr. Chadwick asked if they would have to come back before the Board. Mr. Poltak said that they could notify them for final approval.

With that said, Mr. Poltak asked for a motion to reapprove the CUP from 90,663 square feet of buffer impact to 117,360 square feet of buffer and wetland impact.

Mr. Porter made a motion to reapprove the Conditional Use Permit previously approved for 90,663 square feet to now increase it to be 117,360 square feet of buffer and wetland impact. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Chadwick thanked the Board for their time and the discussion ended.

Mr. Poltak moved on to 88 Gold Ledge Avenue, Maine Drilling & Blasting.

Maine Drilling & Blasting

Rattlesnake Hill, LLC

88 Gold Ledge Avenue, Tax Map 1, Lots 5, 18-3 & 18-4

Lot Line Adjustment

Continued from April 20, 2022

Mr. Poltak turned the meeting over to Mr. Doug MacGuire and understood that they were before the Conservation Commission last night because he has read the minutes.

Mr. MacGuire passed out copies of the proposed packet showing the plan for a Lot Line Adjustment. Mr. MacGuire explained that they were before the Board for a Lot Line Adjustment between two (2) parcels to add some additional land to Lot 18-4 which is a

parcel of land owned by Maine Drilling & Blasting. At the previous hearing there was some questions on what the future was for this LLA and why they were asking for it. Mr. MacGuire walked the Board through the packet and started with the aerial overview of the surrounding properties. Mr. MacGuire started with the disturbed area that was shown under Map 1 Lot 4 which was the explosive storage areas and that is on a parcel of land that is owned by the previous owner of Maine Drilling & Blasting which is now an employee-owned company, but he is still the lessee of the land. Maine Drilling & Blasting recently purchased Map 1, Lot 18-4 which houses their fuel depot. They also recently purchased from the previous owner Map 1, Lot 17-4 and they goal was for them to utilize some of that land for some additional laydown space. Mr. MacGuire reminded the Board that about a year ago they came before the Board looking for some additional laydown space on the southern corner of Lot #4 and Lot #5 but the problem with that area was that Mr. Purington was hoping to get about 3 to 4 acres or even 5-acres with the expansion ability of some more but the problem with that was that area after surveying it was that it came to about 2 acres of useable land. They moved forward with that but after reviewing it, it was determined that it would not work. So their goal was to find some additional laydown space which turned us to this Lot #17-4 is part of a subdivision that was done for Leppert Way which is the legal frontage for Lot #17-4. However, Leppert Way is not a town accepted road and has some issues which they were informed by Mrs. Rouleau-Cote, Building Inspector/Code Enforcement Officer of which they were not aware.

At this time, Mr. MacGuire explained the difference between utilizing Leppert Way, which they are unable to do and utilizing a piece off of Gold Ledge Avenue. Mr. MacGuire explained that there was a significant amount of wetlands which would be impacted by entering from Leppert Way which would be 38,813 square feet of wetland buffer impact and 2,170 square feet of wetland impact by going this route. Mr. MacGuire went on to explain to the Board that there would be less impact by utilizing a piece of property off of Gold Ledge Avenue which would be 18,795 square feet of wetland buffer impact and zero wetland impact by going this route. Mr. MacGuire informed the Board that they would prefer to utilize the Gold Ledge Avenue route because all of their operations are located off of Gold Ledge Avenue. Mr. MacGuire also pointed out that it would be much easier to utilize Gold Ledge Avenue to get to the 3-acre parcel along with the 10-acre piece for the laydown space. Mr. MacGuire talked about the existing woods road that comes in off of Gold Ledge Avenue and also talked about the break between the wetlands that would allow them to obtain the access to the rear of the property without a potential wetland impact. Mr. MacGuire stated that, obviously there would be a buffer impact but no wetland impact. Mr. MacGuire went into detail on how they would go about reaching these areas which is why they are before the Board with the Lot Line Adjustment. Mr. MacGuire went through each sheet in the packet with the Board in detail.

Again, Mr. MacGuire pointed out that by utilizing the woods road to access the 3-acre piece which would not have any impacts and to access the 10-acre laydown area would have approximately 11,800 square feet of buffer impact but would not have any wetland impact. Mr. MacGuire talked about hugging the existing woods road and explained the grade change in that area as well. Mr. MacGuire also informed the Board that they went to the Conservation Commission last night and will be going back to them in June and

then to the ZBA at the end of June as he was informed by Ms. Royce that the ZBA had 6 cases already for May, so they were not able to get on that agenda.

Mr. MacGuire ended by saying that he would like any feedback from the Board and would be happy to answer any questions that the Board may have. Mr. MacGuire believed the LLA was pretty basic but would be happy to go over anything again if the Board needed him to do that. Mr. Poltak stated that he would first like to turn to Mr. Porter and then to Mr. Tatem but that he did not see any problem with the Lot Line Adjustment and then come back to the Planning Board with a full site plan review. Mr. Purington asked Mr. Poltak if it were contingent upon them meeting with the ZBA first or would the Board consider meeting with them informally to review the site plan prior to them visiting the ZBA. Mr. Purington would like to get their plan into the Board prior to ZBA approval just so the Board can comment on any issues. Mr. MacGuire wanted to clarify for the Board what Mr. Purington was asking for was if they were prepared to submit for a June hearing that would allow the plan to start the review process whereby Mr. Tatem can look at because we usually do a couple of meetings anyway just because of the review process but this way they could get it started. Mr. Poltak understood what they were asking and stated that he did not have a problem with that as we have done that in the past but would turn to Mr. Tatem. Mr. Tatem believed it was fine too. Mr. Tatem had a couple of comments regarding the LLA and started with the abutters actual uses are not listed and he is showing multiple property corners with no monuments including the existing parcels as well as the LLA parcel will need monuments which is a requirement of the Board. Mr. Tatem also wanted to commend Mr. MacGuire for a very impressive presentation as there is no question about what they want to do.

Mr. Poltak turned to Mr. Porter for input from the Conservation Commission. Mr. Porter stated that, one of the concerns was regarding whether or not there was going to be any Transmissivity between the two (2) Level One wetlands which were the things they wanted to understand. Mr. MacGuire explained that what Mr. Porter brought up last night was the area between the two (2) Level One wetlands. Mr. MacGuire went on to explain further that, if you look at the two (2) grades on Sheet #2 of 5 there is a break and stated that it is confirmed that the area between the two (2) is truly a high point in wetland and it breaks in grade in both directions. Mr. MacGuire pointed out on the plan the area and believe it was important as it would change the potential of the impact in his opinion. Mr. MacGuire explained the grade between the two (2) Level One wetlands and showed the direction that each wetland drains. Mr. MacGuire added that, they truly feel this is absolutely the best location to cross that has no wetland impact and will not require a culvert. They plan to do a very tight crossing in that area of which they will have details and that it will be a gravel drive and not paved that will be 20-feet wide that would be plenty for their operation and they could have the Fire Department weigh in on it as well. Mr. MacGuire further added that they would have specs on that, that Mr. Tatem could review but believed that the road being 20-feet wide was acceptable and minimizing it as much as possible and then once you get to the other side where the uplands are would be gravel as well and they would basically do set pads that will tier down approximately three (3) pads would be placed and then drainage mitigation at the low end of the site and would have a set plans that they would be back to show them.

Mr. Porter stated that showing the elevation details was very helpful and the only other question from Cons Com perspective was where they were doing their driveway that tight to the Level One wetland what mitigation controls would you have in place for that because you are going to be getting into the wetlands for any type of work they will be doing for the road. Mr. MacGuire commented that, their goal is that they were not going to be into it meaning the first thing they will do before they do anything would be to install silt fencing and straw waddles and a silt sock backed up by the silt fence before they start cutting and believed they would be very close but their goal is to not physically alter that delineated wetland. Mr. Porter stated that, those were the only issues they had and thought Mr. MacGuire was doing a great job.

Mr. Poltak asked if there were any other questions from the Board. None were noted. With that said, Mr. Poltak asked for a motion to accept the LLA and what they are agreeing to here is a commitment on the part of Mr. Tatem and the Board to do a review of their site plan once it is brought forward and to make adequate copies to Ms. Royce so that the Board can have it to look at it and response to Mr. Tatem's comments prior to when we get together. Mr. Poltak added that he would prefer an Informal discussion with the Board before doing a formal hearing and had no problem with doing an informal. Mr. MacGuire requested an Informal meeting with the Planning Board.

Mr. Porter made a motion to approve the Lot Line Adjustment for Maine Drilling & Blasting, Rattlesnake Hill, LLC, 88 Gold Ledge Avenue, Tax Map 1, Lots 5, 18-3 & 18-4. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. MacGuire understood that they had to add a few things to the plan such as the abutter usage and the monuments and then they could get the mylar to Ms. Royce for Mr. Poltak's signature. Mr. MacGuire and Mr. Purington both thanked the Board for their time and the discussion ended.

OTHER BUSINESS

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

ADJOURN

Mr. Rolfe made a motion to adjourn. Ms. Dross seconded the motion. A vote was taken, all were in favor and the meeting stood adjourned at 8:03pm.

The next Planning Board meeting is scheduled for Wednesday, May 18th, 2022 at 7:00 pm. This meeting will be held at the Safety Complex, 55 Eaton Hill Road. This date is subject to change.