

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
May 18, 2022

Present: Jeff Porter, Vice-Chairman. Jill Dross & Michael O'Callaghan, Members. Michael Rolfe, Selectmen's Representative. Minutes prepared by Denise Royce.

Also Present: Kara Carrier & John MacGuire & Alden Beauchemin.

Absent: Ron Poltak, Chairman. Paula Marzloff & Jess Edwards, Alternate Members.

The meeting was being held at the Safety Complex. Mr. Porter called the meeting to order at 7:02pm and asked everyone to introduce themselves to everyone present tonight.

Mr. Porter moved on to approval of the minutes of the last meeting which was May 4th.

MINUTES

Mr. Rolfe moved to approve the minutes for May 4th, 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

**Kara Carrier
John McGrath
218 Old Candia Road, Tax Map 13, Lot 25
Lot Consolidation & One Lot Subdivision**

Mr. Beauchemin presented on behalf of the applicants, Kara Carrier and John McGrath who were also present tonight if the Board had any questions. Mr. Beauchemin explained what had transpired from the beginning when they came before the Planning Board with a conceptual when the lot was lacking four tenths of an acre. They tried the Variance process and that did not work, and that Ms. Carrier has since been able to work out something with the town and acquired additional acreage. Now, the existing house lot will have 2 acres and then the new lot with the additional acreage obtained will now have

2.514 acres. They meet all the town setbacks, and that the new driveway will be off of Depot Road. Mr. Beauchemin pointed out the wetlands that were flagged as well as what level each wetland was classified as. Mr. Beauchemin informed the Board that they were working with the state and were hoping to have subdivision approval sometime soon. Mr. Beauchemin directed the Board members to Sheet #2 which shows the contours of the property, house location and possible well. They have done test pits for both properties as they had to replace the septic for the existing house. Mr. Beauchemin stated that he would be happy to answer any questions at this time. Ms. Dross noted that the driveway would be coming off of Depot Road and Mr. Beauchemin stated that, that was correct. Mr. Rolfe commented that everything looked good. Ms. Dross commented that, she was glad that the additional acreage worked out for them.

Mr. Porter asked if the purchase had been finalized and has the deed been recorded. Mr. Beauchemin said yes that everything has been done and that Ms. Carrier and Mr. McGrath are the owners of everything, and Ms. Carrier had a copy of the recorded deed with her. Mr. Porter asked about sight distance. Mr. Beauchemin stated that the sight distance was good in both directions.

Mr. Porter asked the Board members if they had any questions. None were noted. Mr. Rolfe asked if there were any abutters as three (3) abutters were present tonight. Mr. and Mrs. Paris of Old Candia Road stated that they had no issues as long as they can get the septic and well on the new lot. Ms. Cloutier of Old Candia Road had no issues with what was being proposed.

Mr. Rolfe made a motion to approve the Lot Consolidation and One Lot Subdivision for 218 Old Candia Road, Tax Map 13, Lot 25. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Porter thanked the applicant and Mr. Rolfe said that they did an excellent job.

OTHER BUSINESS

At this time, Mr. Porter 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 7:12pm.

The next Planning Board meeting is scheduled for Wednesday, June 1st, 2022 at 7:00 pm. This meeting will be held at the Safety Complex, 55 Eaton Hill Road. This date is subject to change.