

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
January 11, 2023

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

Also Present: Carrie Rouleau-Cote, Building Inspector.

Absent: Jill Dross & Michael O'Callaghan, Members. Jess Edwards, Alternate Member.

The meeting was being held at the Auburn Town Hall. Mr. Poltak called the meeting to order at 7:03pm. Mr. Poltak moved on to ask all the Board members to introduce themselves to everyone present tonight.

Mr. Poltak moved on by asking the Board for an approval of the last meeting minutes for December 14, 2022 and stated that a motion to approve would be in order.

MINUTES

Mr. Porter moved to approve the minutes for December 14th, 2022, as written. Mrs. Marzloff 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 two (2) Public Hearings tonight and asked if anyone was here for the Zoning Amendments. None were noted.

At this time, Mr. Poltak elevated Mrs. Marzloff to full voting status in the absence of Mr. O'Callaghan and Ms. Dross.

GENERAL BUSINESS

James Franklin
On Behalf of Francis Magdziarz
Cedar Crest Lane, Tax Map 9, Lots 5 & 28-1-13
Discuss Proposed Lot Line Adjustment

Mr. Poltak turned the discussion over to Mr. Franklin to present to the Board what they are proposing to do. Mr. Franklin began by saying that it was recommended by Ms. Royce

to meet with the Board informally with regard to the Lot Line Adjustment to discuss the Rangeway that runs through the center and to get the Board's input. Mr. Franklin informed the Board members that both landowners were present tonight. Mr. Franklin gave a little background with regard to the Rangeway located between the two (2) properties and they are looking for the Planning Board to approve the plan for a Lot Line Adjustment between the two (2) landowners. With that said, Mr. Franklin was looking for any input from the Board.

Mr. Poltak stated that, what he is looking for tonight with this informational meeting is for them to leave tonight with an understanding of what this boundary transfer is all about and then at the next meeting they could come in with a final plan which we could presumably approve. Mr. Franklin understood what the Chairman was saying and informed the Board that the plan they were looking at tonight that was submitted electronically to Ms. Royce would be the plan submitted for final approval. Mr. Franklin added that, if the Board had any changes that they would like to see that he would be more than happy to do.

A brief discussion ensued with regard to the plan and the proposed Lot Line Adjustment, and both the Board members and Mr. Franklin understood what would be submitted at the next meeting for final approval. Mr. Franklin further added that the new bounds would be set in place once the plan was approved by the Board. Mr. Poltak asked the Board members if they had any questions. None were noted. Mr. Poltak asked Mrs. Rouleau-Cote if she had anything else to add. Mrs. Rouleau-Cote commented that she has already had discussions with Mr. Franklin and he has already made modifications to the Lot Line Adjustment and believed it was in order. Mr. Poltak informed Mr. Franklin that, the Board will look forward to them coming back before the Board for approval of the Lot Line Adjustment and that they would take it up and vote on it for the next meeting.

At this time, Mr. Franklin thanked the Board for their time and the discussion ended. Mr. Poltak moved on to discuss the next item on the agenda.

Chinburg Development, LLC
Hooksett Road, Tax Map 10, Lot 19
Discuss Landscape Plan for 55+ Development

Mr. Poltak began by saying that, he was going to have Chinburg Development here tonight regarding the Landscape Plan for the 55+ Development but their presenter was unable to attend. Mr. Poltak talked about the proposed Landscape Plan for the entrance and the buffering to the development for implementation in the Spring. Mr. Poltak went on to say that, all of the houses have a landscape plan and that we would be taking this part of the landscape plan up at our next meeting to be held on Wednesday, February 15th. With that said, Mr. Poltak wanted the Board members to review the proposed landscape plan and to take a look at the species that would be planted in the Spring and get back to him with their thoughts prior to the next meeting.

Mr. Poltak moved on to Mr. Febonio which was a Public Hearing item on the agenda.

PUBLIC HEARING

**Carriage House Properties, LLC
Steve Febonio
770 Chester Road, Tax Map 5, Lot 98
One Lot Subdivision**

Mr. Matthew Peterson of Keach Nordstrom and Associates presented on behalf of Mr. Febonio. Mr. Peterson informed the Board members that this parcel contained 20.9 acres and further explained that they had 42.04 feet of frontage to the west and 499.29 feet of frontage to east with a lot in between. Mr. Peterson stated that they are proposing to cut off one lot which would contain 5.075 acres and leaving the remaining lot with 15.437 acres. Mr. Peterson explained that they have done test pits and they have submitted to NHDOT for a driveway permit and have not heard back from them yet. With that said, Mr. Peterson believed that was it and stated that he would be happy to answer any questions that the Board may have.

Mr. Poltak asked the Board members if they had any questions. None were noted at this time. Mr. Poltak asked Mr. Febonio if he had anything else to add. Mr. Febonio believed that Mr. Peterson touched upon everything already. Mr. Febonio added that he didn't have many options and believed this was the best option they had.

Mr. Poltak asked where the footprint for the two (2) houses. Mr. Peterson pointed out the building envelopes for both lots which was shown on the screen for everyone. Mr. Peterson explained the 15-acre parcel which would include removal of the existing building currently located on the property.

Mr. Poltak asked Mrs. Rouleau-Cote if she had any comments. Mrs. Rouleau-Cote's only comment was with regard to the wetland buffers to make sure that they would be delineated subject to the subdivision approval. A brief discussion ensued with regard to the larger lot. Mrs. Rouleau-Cote pointed out the same comment that Mr. Porter made earlier about the larger lot having a wetland crossing if they were to utilize the rear of the property. Mr. Porter talked about possibly placing boulders to delineate the wetlands. Mr. Febonio commented that he did not like the look of them and believed it was a pretty big area and did not believe anyone would go near it.

Mr. Poltak asked the Board what they would like to do as they had two (2) actions to take up with one being acceptance of the application and the second being approval of the one lot subdivision.

Mr. Porter made a motion to accept the application for 770 Chester Road, Tax Map 5, Lot 98 for a One Lot Subdivision. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak asked if there were any abutters or interested parties who would like to speak. Mr. Villeneuve asked if there were any vernal pools on the property. Mr. Peterson said no.

Mr. Porter made a motion to approve the One Lot Subdivision for 770 Chester Road, Tax Map 5, Lot 98. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak informed the applicant and Mr. Peterson that the One Lot Subdivision was approved. Mr. Peterson thanked the Board members for their time and the discussion ended.

At this time, Mr. Poltak moved on to the next item on the agenda which was the approval of a Disclaimer for 269 Rockingham Road.

**Demirjian Realty Group, LLC
269 Rockingham Road, Tax Map 25, Lot 40
Discuss Retaining Wall**

Mr. Poltak read the Disclaimer that the Board would be approving regarding the retaining wall constructed at 269 Rockingham Road. Mr. Poltak informed the Board members that Mr. Villeneuve and Mr. Demirjian have both signed it and have presented it to the Board for approval. Mr. Poltak stated that a motion to approve the Disclaimer was in order.

Mr. Porter made a motion to accept the Disclaimer for 269 Rockingham Road, Tax Map 25, Lot 40 pertaining to the retaining wall constructed. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Demirjian asked if he had an approved site plan. Mr. Poltak said yes and you may come back to amend that site plan if you so choose. Both Mr. Demirjian and Mr. Villeneuve thanked the Board members for their time and the discussion ended.

PUBLIC HEARING

Mr. Poltak opened the Public Hearing for the Zoning Amendment and read the proposed Zoning Amendment aloud for the record to everyone present tonight.

PUBLIC HEARING

Legal Notice Town of Auburn, New Hampshire Planning Board

The Auburn Planning Board will conduct a public hearing on **Wednesday, January 11, 2023** at 7:00 p.m. at the Auburn Town Hall, 47 Chester Road, Auburn, New Hampshire.

The purpose of the public hearing is to present proposed amendments to the Town of Auburn Zoning Ordinance prepared by the Planning Board, and to solicit comments and discussions relative to the proposed amendments.

Amend Article 8.07(8) of the Auburn Zoning Ordinance “Building Height”: to read as follows:

Article 8.07(8) Building Height: The maximum building height shall not exceed thirty-five (35) feet for a single-family and multi-family units and support facilities.

Current Version:

Article 8:07(8) Building Height: Building height shall be limited to one story unless the following criteria are met:

- (a) The second floor has an at-grade access; or
- (b) The second floor and third floor are served by an elevator.

The maximum building height shall not exceed thirty-five (35) feet for single-family and multi-family units and support facilities.

A complete copy of the text of the proposed changes to the Auburn Zoning Ordinance is available for public inspection at the Auburn Town Offices, 47 Chester Road, Auburn, N.H. and may also be found at the Town of Auburn’s website www.auburnnh.us.

Dated: **December 12, 2022**

/s/

Signed: **Ronald Poltak, Chairman
Town of Auburn Planning Board**

Mr. Poltak indicated that, that was before the Board tonight and opened it up to the public for any comments or questions. None were noted. Mr. Poltak stated that, hearing there are no comments that he would suggest that they close the hearing and that the Planning Board vote to bring this forward at town meeting in March. Mr. Poltak added that hearing no comments that a second public hearing would not be necessary. Mr. Poltak stated that a motion would be in order.

Mr. Porter made a motion to move the Zoning Ordinance amendment as read above for Article 8.07(8) of the Auburn Zoning Ordinance to be placed on the March ballot. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Porter made a motion to close the Public Hearing for the Zoning Amendment. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.

OTHER BUSINESS

Mr. Poltak asked if there was any new business. None were noted.

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 7:43pm.

The next Planning Board meeting is scheduled for Wednesday, February 15th, 2023 at 7:00 pm. This meeting will be held at the Auburn Town Hall, 47 Chester Road. This date is subject to change.