

**UNAPPROVED MINUTES  
Town of Auburn  
Planning Board  
PUBLIC HEARING  
December 14, 2022**

**Present:** Ron Poltak, Chairman. Jeff Porter, Vice-Chairman. Michael O'Callaghan (7:04pm) & Jill Dross, Members. Paula Marzloff & Jess Edwards, Alternate Members. Michael Rolfe, Selectmen's Representative. Minutes prepared by Denise Royce.

**Absent:** None.

The meeting was being held at the Town Hall. Mr. Poltak called the meeting to order at 7:00pm.

Mr. Poltak moved on to inform the Board that Mr. Peterson e-mailed Ms. Royce around noontime today to say that they would like to be removed from tonight's agenda and placed on the February 2023 Agenda as they were reviewing information.

**GENERAL BUSINESS**

**Informal – Matthew Peterson  
TMT Real Estate Development, LLC (Jay Nixon)  
792 Londonderry Turnpike, Tax Map 1, Lot 19  
Discuss Status of 2008 Site Plan**

Mr. Peterson asked to postpone the discussion until February 15<sup>th</sup>, 2023.

**Rick & Kathleen Clement  
90 Cedar Crest Lane, Tax Map 9, Lots 5 & 28-1-13  
Discuss Potential Lot Line Adjustment**

Mr. Poltak began by saying that they would be taking up the potential for a Lot Line Adjustment and reminded the Board about the discussions regarding this a few months ago. Mr. Poltak reiterated that he had spoken with Mrs. Rouleau-Cote and Attorney Tierney respectful of the questions that lingered and what Town Counsel's advice was to the Board as well as the Board of Selectmen as there was a long history of Rangeway's. A brief discussion ensued with regard to Rangeway's and how the Board can choose to handle the Lot Line Adjustment if they so choose. At this time, Mr. Poltak turned the meeting over to Mr. Clement.

Mr. Clement began by saying that they would like to do a Lot Line Adjustment with the abutting parcel which is owned by Mr. Magdziarz of which his sons present tonight. Mr. Clement explained that their intentions are that they want a buffer to improve their property and make it a little bit bigger and make it a really nice piece of property. Mr. Clement further explained that they are asking to do a Lot Line Adjustment. Mrs. Clement added that they don't want to add another building lot but add it to their existing lot to make it big enough so they can add another garage. A brief discussion ensued with regard to a potential Lot Line Adjustment. Mr. and Mrs. Clement are more than willing to move forward with the Lot Line Adjustment knowing full well that there is a Rangeway on the abutting property. Mr. Porter asked how much land they are looking to obtain. Mr. and Mrs. Clement stated that they are looking at obtaining about 2 acres of land. Mr. Poltak explained that there were a number of homes that have since been built on Rangeway's currently. Mr. Poltak stated that the Rangeway stands only on this piece of property and goes nowhere. Mr. and Mrs. Clement stated that they only want to do the Lot Line Adjustment. Mrs. Clement indicated that they are perfectly fine with doing the Lot Line Adjustment knowing full well that the Rangeway dead ends at the top of the hill.

At this time, the Board discussed whether or not to accept the responsibility with moving forward with this Lot Line Adjustment. Mr. Poltak asked Mr. Callaghan what he thought about this idea. Mr. Callaghan stated that he agreed with everything, and they should move forward with the Lot Line Adjustment.

In conclusion, Mr. Poltak asked for a motion to vote on whether or not to accept the responsibility with moving forward with this Lot Line Adjustment understanding that there is a Rangeway involved. Mr. Poltak believed they could then take up the Lot Line Adjustment at our next meeting and asked Mr. and Mrs. Clement if they were prepared to do it at the Board's next meeting. Mrs. Clement asked what they needed in order to move forward. Mr. Poltak explained that the Board would need to scale a plan showing the portion being purchased of which would be consolidated with their existing piece of property. Mr. Poltak also mentioned that they would need to have a recordable plan which would be recorded with the Registry of Deeds. Mrs. Marzloff added that it would also need to be signed and stamped by a licensed land surveyor because you can't record a plan without it being stamped and signed by a licensed land surveyor. Mrs. Clement commented that they would get what was needed. Mr. Madgziarz indicated that he would speak with Mr. Franklin about getting that done. Mr. Clement asked Ms. Royce if they would be able to get on the January 11<sup>th</sup> agenda. Ms. Royce commented that, she would need everything by Monday, December 19<sup>th</sup> including the fees in order to get the notices out for a Public Hearing. Mr. and Mrs. Clement understood what they needed to do.

**Mr. Porter made a motion to accept the responsibility to move forward with the Lot Line Adjustment for Tax Map 9, Lots 5 & 28-1-13. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.**

Mr. and Mrs. Clement thanked the Board for their time. Mrs. Marzloff informed Mr. Madgziarz that he would need an authorization letter from his father authorizing him to

speak on his behalf. Mr. Madgziarz stated that he could have his father come to the Public Hearing.

### **OTHER BUSINESS**

Mr. Poltak updated the Board members with regard to the Ground Water Protection Ordinance and that it is in the final stages of being drafted. Mr. Poltak did not believe it would be done in this calendar year. Mr. Poltak gave a synopsis regarding what the Ground Water Protection Ordinance would entail. A brief discussion ensued between Board members.

Mr. Poltak began with the reappointment of Mr. Edwards as his term expired in March.

**Mr. Porter made a motion to reappoint Jesse Edwards for another 3-year term beginning March 2022. Mr. O'Callaghan seconded the motion. A vote was taken, and all were in favor and the motion passed.**

### **MINUTES**

**Mr. Porter moved to approve the minutes for November 16<sup>th</sup>, 2022, as written. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.**

At this time, Mr. Poltak asked for a motion to adjourn.

### **ADJOURN**

**Mr. Porter made a motion to adjourn. Mr. O'Callaghan seconded the motion. A vote was taken, all were in favor and the meeting stood adjourned at 7:45pm.**

The next Planning Board meeting is scheduled for Wednesday, January 11<sup>th</sup>, 2023 at 7:00 pm. This meeting will be held at the Auburn Town Hall, 47 Chester Road. This date is subject to change.