

**UNAPPROVED MINUTES**  
**Town of Auburn**  
**Planning Board**  
**PUBLIC HEARING**  
**March 15, 2023**

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

**Also Present:**

**Absent:** Michael O'Callaghan & Jill Dross, Members.

The meeting was held at the Auburn Town Hall. Mr. Poltak called the meeting to order at 7:00pm. Mr. Poltak informed everyone present that there were a few members absent tonight and was unsure if they would be coming and therefore elevated both Mrs. Marzloff and Mr. Edwards to full voting status.

Mr. Poltak moved on by asking the Board for an approval of the meeting minutes for February 15<sup>th</sup>, 2023 and stated that a motion to approve would be in order.

**MINUTES**

**Mr. Porter moved to approve the minutes for February 15<sup>th</sup>, 2023, 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 began with the informal discussion.

**GENERAL BUSINESS**

**Matthew Peterson**  
**On Behalf of TMT Real Estate Development, LLC**  
**792 Londonderry Turnpike, Tax Map 1, Lot 19**  
**Discuss Site Plan Completion**

Mr. Poltak informed everyone present tonight that Mr. Peterson has asked to be continued to the next Planning Board meeting which is scheduled for April 19<sup>th</sup>, 2023 and moved on to the Public Hearings.

## **PUBLIC HEARING**

**James Franklin**

**On Behalf of Francis Magdziarz**

**Miner Road & Cedar Crest Lane, Tax Map 9, Lots 5 & 28-1-13**

**Lot Line Adjustment**

Mr. Franklin presented on behalf of Mr. Magdziarz and stated that both Mr. Magdziarz and Mr. and Mrs. Clement were present tonight. Mr. Franklin explained the proposed Lot Line Adjustment and pointed out the new lot lines as well as the lot lines to be eliminated. Mr. Franklin indicated that, they are proposing 2.009 acres to become part of Tax Map 9, Lot 28-1-13. Mr. Franklin also added that, no new lots are being created that this 2.009 acres would be added to what Mr. and Mrs. Clement currently have which is 3.131 acres for a combined total of 5.14 acres. Mr. Franklin added that the Rangeway would remain in place and that both Mr. and Mrs. Clement are okay with what is being proposed. With that said, Mr. Franklin asked if there were any questions as he would be happy to answer any questions at this time. Mr. Poltak wanted to clarify that the 2.009 acres has no frontage on any street and would remain unbuildable. Mr. Franklin said yes and that there was a note on the plan.

Mr. Poltak asked if there were any abutters who would like to speak. Mr. Nadeau of Miner Road asked if Tax Map 9, Lot 5 would be undevelopable. Mr. Franklin stated that it would have to go through subdivision approval if it were to be developed. Mr. Poltak asked the Board members if they had any questions. None were noted.

With that said, Mr. Poltak believed the Board was comfortable and therefore would entertain a motion to approve the Lot Line Adjustment.

**Mrs. Marzloff made a motion to approve the request for a Lot Line Adjustment for Francis Magdziarz, Miner Road & Cedar Crest Lane, Tax Map 9, Lots 5 & 28-1-13. Mr. Porter seconded the motion. A vote was taken, and all were in favor and the motion passed.**

Mr. Poltak thanked Mr. Franklin and the discussion ended and the Board moved on to the next item on the agenda.

**George Chadwick**

**On Behalf of Maine Drilling & Blasting**

**Gold Ledge Ave & Leppert Way, Tax Map 1, Lots 17-4, 18-4 & 18-5**

**Lot Line Adjustment**

Mr. Chadwick presented on behalf of Maine Drilling & Blasting and explained that they are proposing a Lot Line Adjustment between Maine Drilling & Blasting and NH Signs. Mr. Chadwick pointed out the new lot lines and the lot lines to be eliminated which would

be an equal land swap between the two (2) land owners. Mr. Chadwick stated that, Maine Drilling & Blasting have explosive bunkers on the property and by doing this Lot Line Adjustment would maintain the distance needed between abutters and the bunkers on the property. A brief discussion ensued with regard to the land swap. It was noted that they (MD&B) would be back before the Board at some point to develop the parcel further once they have a plan put together.

Mr. Chadwick ended by saying 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. Mr. Poltak asked if there were any abutters that had any questions. None were noted. Finding no further discussion, Mr. Poltak closed the hearing and stated that a motion was in order.

**Mr. Porter made a motion to approve the request for a Lot Line Adjustment between Maine Drilling & Blasting and NH Signs, Tax Map 1, Lots 17-4, 18-4 & 18-5. 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. Gugger of Silver Hill Road indicated that he owns Tax Map 2, Lot 19 and Tax Map 2, Lot 26-3. Mr. Gugger wanted to discuss with the Board the possibility of building on a portion of a Class VI Road. Mr. Gugger explained that Silver Hill Road is a Class V road that turns into a Class VI road. Mr. Gugger understood that there were improvements that needed to be done in order to obtain building permits and wanted to get the process started. Mr. Gugger stated that he has a wife, a 4 year old, a two year old and a three week old living in a two (2) bedroom cape and would like to potentially build on the other lot further down from his existing lot. Mr. Gugger explained that he has 110 feet of surplus and would like to potentially do a lot line adjustment to be able to build on Tax Map 2, Lot 19. Mr. Gugger added that, he would like to follow the Shepard family who obtained permission to build on Tax Map 2, Lot 19 and presented the Board with a packet of materials which included a map of the two (2) properties, a letter from Mrs. Rouleau-Cote, Building Inspector/Code Enforcement Officer, a Notice of Decision from the Zoning Board of Adjustment dated September 23, 2003, a Notice of Decision from the Zoning Board of Adjustment Case No. 04-41, Tax Map 2, Lot 19 and RSA 674:41 (Regulation of Subdivision of Land). Mr. Gugger stated that, he understands that there is an RSA that says you can build if there is approval from Planning and Zoning. Mr. Rolfe asked how many acres he had currently. Mr. Gugger stated that he has 4.11 acres on one and 3 acres on the other lot. Mr. Poltak indicated that he would have to have a conversation with Town Counsel and believed it was a good start and that they would get back to him. Mr. Gugger indicated that he is the first person to own both lots and noted that there have denials and that there have been approvals for that lot.

Mrs. Marzloff asked about the bridge. Mr. Gugger stated that the bridge is way down the road. Mr. Gugger stated that they were approved to go 600 feet down the Class VI road and with the Lot Line Adjustment that he would be putting the driveway in at 85 feet past the Class V road portion. A brief discussion ensued with regard to the road and previous owners. Mr. Bennett who owns the property across the street was also present tonight and had no problem with what Mr. Gugger was proposing to do.

Mr. Edwards asked Mr. Gugger if he ever intended to upgrade the portion of the Class VI road. Mr. Gugger pointed out that, that is why people have stopped trying to develop this lot. Mr. Gugger indicated that, both his existing house and Mr. Bennett's house are both on Class V unpaved portion of Silver Hill Road which means that the town plows up to a certain point and that Mr. Rolfe puts down gravel up to a certain point of the road. Upgrading that portion of the road would be in excess of \$500,000.00 and would make building a home undesirable. Mr. Gugger pointed out the different RSA's to building on a Class VI or Class V unpaved road and signing a release for the town of any liability. The Board and Mr. Gugger also talked about a turnaround for emergency vehicles.

In conclusion, Mr. Poltak stated that was not opposed to this in any regard but would have to check into it further. Mr. Poltak also mentioned that there was a lot of big parcels further down that would be interested in this as well. Mr. Poltak asked Mr. Gugger how much frontage he had on the Class V portion of Silver Hill Road. Mr. Gugger stated that he has 100 feet of frontage on the Class V unpaved portion and 300 feet of frontage on the Class VI dirt portion of the road. Again, Mr. Poltak informed Mr. Gugger that he would need to speak with town counsel before making any decision. Mr. Poltak further added that, the Board of Selectmen are the only ones that deal with roads.

At this time, Mr. Poltak thanked Mr. Gugger for his presentation and the discussion ended.

Mr. Poltak brought up the decision that he made to continue to serve as Chairman for the remainder of his term but that in March 2024 he would be done. With that said, Mr. Poltak added that Mr. Porter was re-elected to the Planning Board at the election yesterday and asked if he would continue on as Vice-Chairman. Mr. Porter nominated Mr. Poltak as Chairman. Mr. Poltak accepted.

**Mr. Porter made a motion to nominate Mr. Poltak as Chairman. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.**

Mr. Poltak moved on to the position of Vice-Chairman. Mrs. Marzloff nominated Mr. Porter as Vice-Chairman. Mr. Porter accepted.

**Mrs. Marzloff made a motion to nominate Mr. Porter as Vice-Chairman. Mr. Edwards seconded the motion. A vote was taken, and all were in favor and the motion passed.**

The Board moved on to re-appoint Mrs. Marzloff as an Alternate on the Planning Board. Mrs. Marzloff accepted.

**Mr. Porter made a motion to re-appoint Mrs. Marzloff as an Alternate of the Planning Board. Mr. Edwards seconded the motion. A vote was taken, and all were in favor and the motion passed.**

The Board moved on to re-appoint Mr. Edwards as an Alternate on the Planning Board. Mr. Edwards accepted.

**Mr. Rolfe made a motion to re-appoint Mr. Edwards as an Alternate of the Planning Board. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.**

Mr. Poltak congratulated everyone and indicated that a motion to adjourn would be in order.

**Mr. Porter made a motion to adjourn. Mrs. Marzloff 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, April 19<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.**