

**UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
May 10, 2023**

Present: Ron Poltak, Chairman. Jill Dross & Michael O'Callaghan, Members.
Paula Marzloff & Jess Edwards, Alternate Members. Michael Rolfe, Selectmen's Representative. Minutes prepared by Denise Royce.

Also Present: Dan Tatem, Stantec.

Absent: Jeff Porter, Vice-Chairman.

The meeting was held at the Auburn Town Hall. Mr. Poltak called the meeting to order at 7:01pm. Mr. Poltak stated that there were three (3) items on the agenda of which one was a continuation from April 19th.

Mr. Poltak moved on by asking the Board for an approval of the meeting minutes for April 19th, 2023 and stated that a motion to approve would be in order.

MINUTES

Mr. Rolfe moved to approve the minutes for April 19th, 2023, as written. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak moved on to the first item on the agenda which was Hidden Trails Ventures, Inc., the campground off Chester Road that was continued from April 19th.

PUBLIC HEARING

**Hidden Trails Ventures, Inc.
Calef Lake Campground – Frank DeMasi
593 Chester Road, Tax Map 5, Lot 65
Minor Site Plan Amendment
Continued from April 19, 2023**

Mr. Poltak explained that the campground has been in place for over 50 years and that they do have a site plan on file. Mr. Poltak pointed out that the site plan as amended was on display for everyone to see. Mr. Poltak went on to give a little synopsis of what has transpired and began by saying that there was a dam renovation and what happened was that three (3) campsites were lost, and the proposal shows two (2) new campsites. Mr. Poltak pointed out where they are depicted on the plan which abuts a residential site.

Mr. Poltak elevated Mrs. Marzloff to full voting member in the absence of Mr. Porter. At this time, Mr. Poltak turned the meeting over to Mr. DeMasi.

Mr. DeMasi introduced himself as well as Mr. David Orzechowski. Mr. DeMasi passed out hard copies of the proposed plan that indicated everything in red which was easier to visualize. Mr. DeMasi reiterated what Mr. Poltak stated earlier with regard to the dam reconstruction and what sites would be removed. Mr. DeMasi stated that the two (2) new sites would be E-1 and E-2, which would be only for the owner or employees. In conclusion, Mr. DeMasi believed that was it as they were to obtain more information and a more updated site plan.

Mr. Poltak thanked Mr. DeMasi and pointed out to everyone present tonight that what they were proposing was in no way a violation of our regulations. Mr. Poltak now turned to comments from abutters. Mr. Chambers of 62 Maverick Drive stated that it was not that they could not use those two (2) campsites because they could place a tent on them as they could not be camper sites, but they would just have to raise them up. Mr. Chambers did not believe this was a minor site plan amendment as it would be an expansion because the sites that are "X" out they are not using them by choice. They could simply use those sites for tents and take tent sites from other areas and make those camper sites. Mr. Chambers did not believe there was any reason to add sites and pointed out that the two (2) sites were added last year anyways. Mr. Chambers asked if there were any abutting requirements from the site to the stream as he did not think that one of the campsites was far enough away from the stream. Mr. Poltak pointed out that the site was pre-existing.

Mr. DeMasi agreed that the two (2) campsites that were to be removed could be utilized but they would have to be elevated with a tent above and could not be utilized by a camper. Mr. DeMasi stated that they would not be utilizing those two (2) sites and if they did want to re-utilize those two (2) sites that they would have to come back before the Planning Board in order to get those approved. A brief discussion ensued with regard to the re-utilization of those two (2) sites.

At this time, Mr. Poltak asked if there were any other abutters who had any comments or questions. Mr. Edwards asked about possibly utilizing other tent sites as camper sites and utilizing the two (2) camper sites as elevated sites. Mr. Poltak reiterated that the request that was before the Board members tonight was in compliance with the regulations. Mr. Poltak pointed out the concerns that Mr. Chambers had relative to the screening and asked the applicants if they would be willing to work with Mr. Chambers relative to screening. Mr. DeMasi said yes. With that said, Mr. Poltak stated that he would entertain a motion to approve.

Mr. Rolfe made a motion to approve the Minor Site Plan Amendment for Hidden Trails Ventures, Inc., Calef Lake Campground – Frank DeMasi, 593 Chester Road, Tax Map 5, Lot 65. Mr. O’Callaghan seconded the motion. A vote was taken, and all were in favor with Mr. Rolfe abstaining and the motion passed.

Mr. Poltak reminded the applicant that at the last meeting Mr. DeMasi indicated that the two (2) new sites (E-1 & E-2) would be utilized as Employee/Owner sites only and would not be rental sites. Both Mr. DeMasi and Mr. Orzechowski agreed. Mr. Poltak thanked the applicants for their presentation and the discussion ended.

Mr. Poltak moved on to an informal presentation for R&L Carriers.

GENERAL BUSINESS

**Laura Gandia – Devine Millimet
R&L Carriers
Londonderry Turnpike, Tax Map 1, Lot 23
Discuss Potential Warehouse Trucking Facility**

Ms. Suzanne Brunelle introduced herself as well as Ms. Laura Gandia who are both from Devine Millimet. Ms. Brunelle stated that they were before the Board tonight on behalf of R&L Carriers, who are a family owned and operating shipping company who would like to bring their business to the Town of Auburn off of Londonderry Turnpike. Ms. Brunelle also introduced Mr. Stan Richards, Director at R&L Carriers and Mr. Tom Cruise of Colliers Engineering. At this time, Ms. Brunelle turned the presentation over to Mr. Stan Richards.

Mr. Richards went through the presentation in which each Board member received a packet of each of the slides. Mr. Richards showed the Board members what the building would look like and pointed out the several locations that they are servicing currently. Mr. Richards also showed the Board members what the Maintenance Building would look like as well as the Fuel Dispensers and Canopy, Interior Office View – Customer Service, Interior Dock Distribution Area, and Interior Maintenance Bays. Mr. Richards informed the Board members that they are proposing 100 door loading dock with 50 doors on each side with a 5 bay Maintenance Building along with a 3 bay fuel island. Mr. Richards stated that the trucks would be leaving at various times and returning at different times. Mr. Rolfe pointed out that Londonderry Turnpike was a state road.

Mr. Poltak asked what the acreage of the parcel was. Mr. Cruise stated 34 acres and would develop about 20 acres of the 34 acres. Mr. Poltak asked if it would all be pavement. Mr. Cruise and Mr. Richards said yes. Mr. Poltak asked what the timeline they would be proposing to present a plan to the Board. Mr. Cruise believed that they would like to be before the Planning Board in 4 to 6 months. Mr. Poltak asked what the construction period would be from start to finish. Mr. Richards stated 14 months would be their build time.

Mr. Cruise explained that Mr. Lamontagne is trying to figure out how to get us access from Londonderry Turnpike and there would also be a Lot Line Adjustment here as part of the process. Mr. Cruise indicated that the wetlands had been completed approximately

10 years ago and had not been updated and he did not expect it to change much. Mr. Cruise talked about the vernal pool study and pointed out the locations of the vernal pools. Mr. Cruise showed the page with the location of the site and what the site would look like once completed but that they just needed to wait to see how Mr. Lamontagne would give them access. Mr. Tatem asked about the existing cul de sac shown on the plan. Mr. Cruise indicated that there was an existing single-family home located there which would be the access to the site. Mr. Tatem asked if the building would be razed. Mr. Cruise said yes. Mr. Tatem asked if it was the property owner's responsibility to get them from Londonderry Turnpike to their property. Mr. Cruise said yes. Mr. Tatem asked if there would be two (2) separate applications. Mr. Cruise said yes, there would be two (2) separate applications which would be one to create the subdivision and the Lot Line Adjustment and one for the road/entrance to the site which Lamontagne will be doing. Mr. Cruise stated that they would both be presented at the same time. Mr. Tatem believed that they would need to do a traffic study for potential turning lanes or any upgrades that the state may require and possibly a noise study. Mr. Richards stated that it was their plan to keep as much tree buffer as they can.

At this time, Mr. Poltak thanked them for their presentation and pointed out that Auburn has been looking for something like this in our Industrial zone and believes it would be very beneficial for the tax base in the town.

Mr. Poltak wanted to explain to everyone that when a development is going to take place in the State of New Hampshire that would have an impact on more than one community the community in which the development is located has an obligation to request that the Town of Londonderry and maybe the Town of Derry may want to the table with regard to the approval of the development of this nature. If in fact it has an impact on it. Ms. Gandia stated that there was a State Statue regarding if the development borders two (2) towns and the RSA is RSA 674:53.

Mr. Poltak thanked everyone again and commented that he looked forward to seeing them soon. Mr. Richards also thanked the Board and the discussion ended.

Matthew Peterson, Keach-Nordstrom
On Behalf of Tanglerock Holdings, LLC
Off of Tanglewood Drive & Rockwood Terrace, Tax Map 4, Lot 16
Major Site Plan – 55 & Older Housing Development

Mr. Poltak began by saying that he just wanted to share with everyone that, in the last session of the legislature, they changed the rules somewhat to the operational procedures to the Planning Board. Mr. Poltak indicated that they would be entering into a design review with the applicant before them tonight. It is a process intended for the benefit of the Board because they are seeing the plans for the first time and likewise the audience is seeing the plans for the first time as well. The Board will get into what is intended in a general sense and questions will go back and forth and he intends to allow a brief time for comments as well. Mr. Poltak pointed out we are just in an informal discussion tonight.

Mr. Poltak talked about the 65-day timeframe of which this project is not there yet. Mr. Poltak went on to say that we would eventually receive a formal application that will presumably be accepted relative to completeness which would then start the 65-day clock but for the purposes of tonight this is an informal discussion with a formal application to come. With that said, Mr. Poltak turned the meeting over to Mr. Peterson.

Mr. Peterson introduced himself as well as Mr. Brian Cloutier and Attorney John Cronin who were also present tonight. Mr. Peterson explained that they decided to move forward with the informal hearing knowing that there was a 65-day time clock. Mr. Peterson informed everyone that these plans were much further along than a conceptual hearing and submitted this as a TRC which is a technical review hearing. Mr. Peterson noted the number of people who came out today and noted that they have questions and concerns but wanted to give an overview and hear what some of the questions and concerns are.

Mr. Peterson believed that this type of development would fit into the neighborhood. Mr. Peterson started by saying that the parcel is about 73 acres in size of which a Lot Line Adjustment has been done. Mr. Peterson talked about how Tanglewood and Rockwood Terrace would connect. Mr. Peterson talked about the cul de sac at the end of Tanglewood Drive which left a 50-foot right of way for the potential of the parcel in the back to be developed. Mr. Peterson added that what they are proposing is allowed by the Town of Auburn Zoning Ordinance. Mr. Peterson stated that they are proposing 62 units for a 55+ community. Mr. Peterson stated that they would be utilizing 48% but would be allowed 128 two (2) bedroom units which is stated in the Town of Auburn's Zoning Ordinance. Mr. Peterson pointed out that the property is currently split zoned and shown as Residential One (to the South) and Residential Two (to the North). Mr. Peterson indicated that there were 64 sheets and that they've gone through roadway grading, drainage and all of their utilities. They are proposing two (2) community wells of which they are in the process of putting those wells in to test them because for them to move forward to have final approval they have to have those wells in and show that they have water to the site. They are actually using Bruce Lewis who is the same person that was used for the 55+ community at Exit 2 as well as permitting to the state. Mr. Peterson added that they are proposing a clubhouse at a location closer to Rockwood Terrace.

From a drainage standpoint they put together all of the drainage studies to meet the Alteration of Terrain DES requirements which means that they cannot increase volumes and they have to treat the water in order to obtain that permit. Mr. Peterson talked about the traffic study that would be submitted. They did a landscaping plan through a landscape architect to make it aesthetically pleasing. They did carriage lantern type lighting throughout. Mr. Peterson went on to explain that they have individual septic's for each two (2) homes rather than one community septic system. All of his plans show the septic's on it and the majority are behind the homes of which all of these septic systems must be approved. Mr. Peterson pointed out that these are limited to two (2) bedrooms and 2,000 square feet in size. Mr. Rolfe asked Mr. Peterson how the septic systems would be maintained as he believed it would be hard to get to them and you would have to drive over the septic tanks. Mr. Tatem was going to ask the same question. Mr. Peterson commented that he would take another look at the septic systems again.

Mr. Poltak commented that in the Town of Auburn our regulations are such that we have a 3% growth cap in our community which means that we have 2250 to 2285 homes in the Town of Auburn. The difference is ADU's which means Accessory Dwelling Units for elderly parents and the like. Mr. Poltak stated that, as it relates to 55 and over in the Town of Auburn, we allow 10% of our residential housing to be allocated to 55 and over development, which totals 160 elderly housing is the maximum we can have within the Town of Auburn. Mr. Poltak asked if they would be buying the house and the land it's on. Attorney Cronin stated that it was the house and a limited amount around the house and that there would be a Homeowners Association. Mr. Peterson added that these roads would not be maintained by the town but would be maintained by the association. Mr. Poltak pointed out that Tanglewood and Rockwood would be a public road and would connect. Mr. Peterson said yes.

Mr. Poltak asked about the wetlands and if they would be seeking any waivers or Conditional Use Permits or setbacks from wetlands and how many would there be, which is a big concern in town. Mr. Peterson pointed out that there was only one wetland crossing which was located where the two (2) roads connect. Mr. Peterson indicated that he would check his notes but believed that everything else was outside of the buffers. In answering the question, Mr. Peterson did not believe this plan would impact anything. Mr. Peterson believed the only waiver he would be requesting is at the end of Rockwood Terrace because it is not treated and the AOT requires him to treat it so he's asking for waiver. Mr. Peterson mentioned that he would be asking for a temporary wetland crossing for the well crossing but everywhere else is clean.

Mr. Poltak asked about the Lot Line Adjustment and noted that it has never been finalized. Mr. Peterson said yes that it would be part of this application and they will come back for that again. Mr. Poltak moved on to the Homeowners Association documents which will need to be submitted to our attorney for review and approval. Mr. Poltak commented that he would like to see renderings of the construction of what the houses will look like. Mr. Peterson talked about the landscaping plan and what the houses will look like and would get all that to the Board. Mr. Poltak asked about blasting. Mr. Peterson believed it would be minimal but will double check that for the Board. Mr. Peterson and the Board discussed blasting and fire hydrants and the fact that there would not be enough pressure and how the other 55 and over had a cistern and each individual house was sprinkled.

Mr. Poltak commented that one of his concerns was parking and storage of RV's and boats and did not see a space allocated for this particular issue and stated that if they don't see it in the development plan then they will need to see it in the condominium docs that there is to be no outside storage. Mr. Poltak also pointed out extra parking spaces for when someone has a party or a gathering. Mr. Peterson stated that each unit would have a two-car garage and that the house was set back 24 feet in order to provide an extra 2 parking spaces in the driveway and did put a few extra parking spaces in each cul de sac. They've talked about the RVs, and they can talk about it again and possibly they can store them at a storage facility where they monitor them.

A brief discussion ensued between Mr. Peterson and Mr. Poltak regarding possible connections to other areas other than Tanglewood and Rockwood Terrace. It was noted that Manchester Water Works owns quite a bit of land to the east of the property and therefore nothing would occur there. Mr. Peterson pointed out Mr. Sullivan's property to exit onto Spofford and talked about the steep terrain and that there was no right-of-way left from Sonya Drive to go out that way.

Lastly, Mr. Poltak brought up traffic counts and offsite improvements where Rattlesnake Hill Road joins Londonderry Turnpike. Mr. Poltak mentioned the last presentation with regard to the 100 trucks on Londonderry Turnpike.

Mr. Poltak believed that the Board was satisfied with what they've seen and turned to the abutters and stated that he would allocate 15 minutes for questions and comments. Ms. Leblanc of Tanglewood Drive asked Mr. Peterson what the black line was for. Mr. Peterson stated that was the limits of grading for the project. Ms. Leblanc talked about compatibility and felt that this was the job of the Board to do this in a responsible way for the taxpayers of Auburn and believed that this was irresponsible based upon several factors. The fact that you are coming through a single-family neighborhood, and they never needed to have Tanglewood or Rockwood opened up and be connected. The only reason they are being connected is to be beyond the 1,500 to get rid of the idea of a cul de sac. Mr. Poltak explained that quite a few developers have looked at that land. We do not have a land acquisition program. The Planning Board is not responsible for this and pointed out that all the rules and regulations apply to this development, which they must meet. Ms. Leblanc believed that they should use Tanglewood and Rockwood separately and if they were going to buy additional acreage from Mr. Sullivan then they should buy the whole parcel and go out onto Spofford Road instead of putting 300 cars on these roads that cannot handle it. Ms. Leblanc believed it was a good fit off of Exit 2 but did not believe it should be placed in this neighborhood. Ms. Leblanc believed that the Planning Board had the ability to change the current requirement of 10% of the existing residential homes in Auburn to less than 10% of the residential homes in Auburn for 55 and older communities. Ms. Leblanc did not see any turnarounds for the fire department and the stress on EMS. Mr. Poltak pointed out to Ms. Leblanc that this would all be looked at during the review process and the Fire Department would have a say in this as well and everything would be looked at with regard to health and safety.

Ms. Manning of Rockwood Terrace commented that, what she is hearing is that someone would be purchasing a single-family home but sharing a septic and asked if this was common as she would not want to share a septic with someone and wanted to know who would be responsible for it. Mr. Poltak commented that this development and any other development will be in full compliance with the Town of Auburn's regulations. A brief discussion ensued with regard to the 20% of people who could be under 55 living in the units in order to not discriminate.

Mr. Manx of 51 Rockwood Terrace had an issue with regard to this development requesting a waiver from drainage because he has an issue with drainage onto his property now and has concerns of it worsening. Mr. Poltak commented that the Planning

Board and Stantec would be dealing in total with regard to stormwater runoff and drainage requirements and all of the like as the process moves on. Mr. Poltak introduced Mr. Tatem of Stantec to everyone present tonight and informed everyone that he was under retainer with the Town of Auburn. Mr. Tatem commented that the Alteration of Terrain program with DES who have requirements that are stricter than the Town of Auburn's regulations. Mr. Poltak again informed everyone that all of this would be taken up during the hearing process with all the abutters notified.

Mr. O'Brien of 3 Rockwood Terrace had a concern with traffic as he has 4 children that are little, and Rockwood Terrace is very small and this development changes everything about the house they purchased. His biggest concern is the traffic and asked if there was a way to bring this development out onto a main road instead of going through an existing development.

Mr. Manning of 40 Rockwood Terrace had a concern with traffic and kids in the neighborhood as well. Mr. Manning believed that it would be beneficial if they left the cul de sac's in on both Tanglewood Drive and Rockwood Terrace to slow down traffic. Mr. Manning brought up the fact that they came before the Board with a subdivision of about 13 lots where people owned the lots and now, they are before the Board with a development with postage size lots where they don't own the land but before the requirement was 2 acres. Mr. Poltak explained that it's all about development and the fair housing act. Mr. Poltak informed everyone that within 10 years, the Planning Board has developed two (2) Master Plans in accordance with State Statutes and spent a lot of time in Public Hearings with developing the Master Plan. Mr. Preston of Tanglewood Drive asked about stop signs and possibly having sidewalks for people who walk and not having to deal with the amount of traffic coming from this development and going through our neighborhood. Mr. Poltak responded by saying that the Planning Board does its best with what's proposed and the Board of Selectmen does their best with what exists.

With that said, Mr. Poltak stated that he would take two (2) more questions and informed everyone that we will all be back here when a formal application is submitted. Someone asked what zone this was located in. Mr. Peterson indicated that part of the property was zoned Residential One and part of it was zoned Residential Two. Mr. Poltak informed everyone that the 55 and older was passed at town meeting and was eligible in both of these zones. The only zone it was not permitted in was the Rural zone. Mr. Poltak explained to everyone present that the Town of Auburn had a cluster ordinance at one time which was all about preserving open space and agreed that it lacked vision and what ended up happening was we ended up with a grid pattern. Mr. Poltak went on to say that, not having any senior housing in the Town of Auburn, we developed an ordinance that made it conducive with senior housing and this is the second proposal that we have had since the inception of the senior housing ordinance.

Mr. Minter of Rattlesnake Hill Road mentioned that they are proposing 62 units and how there has to be someone who is 55 or older in the home. Mr. Minter believed that there would be people who have school age children which would add additional impact to the school system and believed this was considered a cluster subdivision with a Variance.

Mr. Poltak informed Mr. Minter that there was no Variance needed here and explained that Senior Housing is the only development that allows for cluster development because you can't do it otherwise. Mr. Poltak also pointed out that statistics state that 50% of senior housing go south for the winter. Mr. Poltak believed that these are revenue positive and with regard to children it will not make a blip on the school enrollment figure. Mr. Poltak asked for renderings of what types of homes they are proposing to build within this development. Mr. Poltak also mentioned that these homes are a maximum of 2,000 square feet with a maximum of 2 bedrooms. Mr. Poltak stated that the Town of Auburn is trying to provide for a need and it's not going away, and you would think that it would be affordable, but the cost is \$700,000.00.

Mr. Tatem believed the audience was confusing cluster housing with senior housing and wanted to explain that the cluster housing ordinance was written to subdivide a parcel of land. If you had 50 acres you could subdivide into smaller lots. They are individual single-family homes where you buy an acre of land. An abutter commented that nobody wanted something like this where they could put 70 units. Mr. Tatem pointed out that this ordinance was designed exactly what it was written for. Mr. Poltak commented that the community voted it in at the town meeting. Mr. Rolfe stated that there were public hearings held when this was all going through and asked where everyone was at that time because nobody came.

Mr. Poltak had one last closing comment and added that the Board has a responsibility to provide housing options and if they did not provide housing options and we did not provide this option we would have been shortchanging our seniors. Mr. Poltak believed we were done with this discussion as there will be a Public Hearing at a later date and thanked everyone for coming tonight.

OTHER BUSINESS

With that being said, Mr. Poltak asked for a motion to adjourn and reiterated that the Board would be meeting next on May 24th.

Adjourn

Mr. Rolfe made a motion to adjourn. Ms. Dross seconded the motion. A vote was taken, all were in favor and the meeting was adjourned at 9:15pm.
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The next Planning Board meeting is scheduled for Wednesday, May 24th, 2023 at 7:00 pm. This meeting will be held at the Auburn Town Hall, 47 Chester Road. This date is subject to change.