

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
October 18, 2023

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

Also Present: Bridget Souza, Keach-Nordstrom. Dan Tatem, Stantec. Steve Munroe, M&M Ventures, LLC.

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

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

Mr. Poltak informed everyone that they had a full agenda and that they do have a quorum tonight. Mr. Poltak moved on to the approval of the minutes of September 20th, 2023.

MINUTES

Mr. Porter moved to approve the minutes of September 20th, 2023, as written. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.

With that said, Mr. Poltak moved on to an Informal discussion with the Auburn Historical Society and turned the meeting over to Mr. Dan Carpenter.

GENERAL BUSINESS

Informal – Auburn Historical Association
Dan Carpenter
102 Hooksett Road, Tax Map 10, Lot 5-1
Discuss Potential Expansion

Mr. Carpenter introduced himself and stated that he was present tonight with Mr. Jim Thompson who is President of the Cemetery Trustees. The Trustees of the Cemetery no longer have any use for the Hearst House, which is alongside the Safety Complex by the Village Cemetery. Mr. Carpenter went on to say that the town has offered it to the Historical Association. Mr. Carpenter stated that they have a storage problem because everything that we have is full of stuff already. Mr. Carpenter informed the Board that, if

they could move the 12-foot by 18-foot building to the edge of their property, they could consolidate all of their stuff. Mr. Carpenter stated that he did have a plan of what they proposed to do if the Board was interested in seeing it. Mr. Poltak suggested passing it around to all the Board members to review. Mr. Poltak asked Mr. Carpenter when he anticipated this would occur. Mr. Carpenter commented that the Cemetery Trustees would have loved this to happen already, and they did speak to the Preservation Society people, and they said that if they waited until after December 7th that there would be grants passed out but in reality, it probably would occur in the spring of 2024. They still have to go to the state to get approval from them and they still have to put a cement foundation underneath it. As far as picking it up and moving it that it should go pretty quick.

Mr. Poltak asked the Board members if they had any questions. Mr. Rolfe informed Mr. Carpenter that if they needed any help to let him know. Mr. Carpenter thanked Mr. Rolfe. Mr. Poltak asked if there was a site plan for this property. Mrs. Rouleau-Cote stated that what they were looking at was part of the site plan. Mr. Poltak concluded by saying that basically they would need to coordinate with Mrs. Rouleau-Cote correct. Mr. Carpenter said yes.

With that said, Mr. Poltak thanked Mr. Carpenter for sharing this with the Board. Mr. Carpenter also thanked the Board and the discussion ended and Mr. Carpenter and Mr. Thompson exited the meeting.

Longmeadow Congregational Church
Bill Wood
4 Wilsons Crossing Road, Tax Map 20, Lot 11A
Request Release of Surety

Mr. Poltak asked if there was a letter requesting the surety reduction for Longmeadow Congregational Church. Mr. Porter had the letter in hand. Mr. Poltak asked Mr. Porter to make a motion. Mr. Tatem added that the letter requests that conditions be placed but that the conditions have already been met.

Mr. Porter made a motion to approve the release of surety in the amount of \$21,697.50 for Longmeadow Congregational Church, Tax Map 20, Lot 11A. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Wood thanked the Board for their time and the discussion ended and Mr. Wood exited the meeting.

Mr. Poltak moved on to the Public Hearing section of the meeting and began with Maine Drilling & Blasting and turned the meeting over to Bridget Souza.

PUBLIC HEARING

**Matthew Peterson, Keach-Nordstrom
On Behalf of Maine Drilling & Blasting
88 Gold Ledge Avenue, Tax Map 1, Lots 18-4 & 17-4
Major Site Plan Review (Proposed Office & Warehouse)
Continued from September 20th, 2023**

Ms. Bridget Souza began by passing copies of the proposed building plans to each of the Board members. Ms. Souza stated that when they received Mr. Tatem's review letter that they wanted to make sure that they wanted to start the clock tonight. They are still working on the revisions, and they will have another revised plan set to the Planning Board. Mr. Poltak asked Ms. Souza if it was their intent to go over the items intended for the Planning Board to take up tonight. Ms. Souza commented that they could take it up tonight and if they were to be continued that they could take it up then as well. Mr. Poltak left it up to Ms. Souza to decide. Mr. Poltak believed that the 62 items in Mr. Tatem's letter dated today, October 18th, 2023 that some of them were simple enough. Mr. Poltak went on to say that he would like to think that the potential exists that after tonight's discussion they could approve this with conditions. With that said, Mr. Poltak turned the meeting back over to Ms. Souza.

Ms. Souza indicated that they made all the corrections and believed that they meet all of the completeness criteria for the letter dated October 12, 2023 which included the following:

- 1) All existing and proposed property monuments.
- 2) Add a signature block for the Town of Auburn Planning Board.
- 3) A signature block for the owner of record.
- 4) Spot grades where existing topography is less than 5%.
- 5) The actual use of the abutting properties.
- 6) The location of all septic systems and wells within 200-feet of the property.
- 7) Include all existing building heights.
- 8) Show snow storage areas.

Ms. Souza stated that they have included all of those on the plan. Ms. Souza mentioned the architectural plans which were just presented to the Board members and asked if the Board had any questions regarding those plans. None were noted. Ms. Souza indicated that the floorplan has not changed. Ms. Souza did indicate that the Fire Department hadn't seen the plans so those were just recently sent over and they are awaiting comment from the Fire Chief. Ms. Souza did mention that one of the things that she

needed the Board to determine was the setbacks for the site plan. Ms. Souza pointed out that their current setbacks are as follows:

66.2-feet – front setback
224.4-feet – side setback
34.4-feet – rear property setback

Ms. Souza did mention that this did take into consideration the overhang for the fuel station that is currently out there. Ms. Souza asked the Board members if those setbacks were agreeable. Mr. Poltak believed that those setbacks were fine. Discussion ensued with regard to whether the approval of the Board was required regarding the setbacks. Mrs. Rouleau-Cote believed it only needed to be noted on the site plan as their approval and placed on the Notice of Decision and a copy placed in the file.

Mr. Poltak moved on to #18 which talks about “Ledge Face Slope Wall”. Ms. Souza pointed out the area that was in question and they are still determining how far the depth was to ledge, so they wanted to try to address the fact that there was ledge and they wanted to have that call out in case they needed to blast. Trying to determine if they need a retaining wall or would it be a Ledge Face Wall. In the event that it is actually a soil cut then they have to have the erosion control shown for the contractor. She believed that it would be erosion control fabric. Mr. Scott indicated that they have done some probes and definitely some of it will be erosion control fabric. Ms. Souza stated that it would be a little of a mix. Mr. Tatem added that if they have boring information and they know depth to ledge that it would be really nice to design it now and not have to design it during construction. Mr. Poltak agreed with Mr. Tatem’s comment. Ms. Souza understood what Mr. Tatem was saying.

Mr. Poltak moved on to #32 of the Stantec letter dated October 12th regarding the waiver request to not provide at least five percent of landscaped open area within the paved portion of the parking area for areas providing 20 or more off-street parking spaces. Ms. Souza pointed out the parking spaces up top and the parking spaces down below and because it was an odd layout where the parking areas are separated, they weren’t 100% positive because it was an area between the two (2) parking areas. Ms. Souza believed this was a discussion to have with the Board members. Mr. Tatem commented that the intent of that regulation was that if you have a big, huge parking lot the regulations encourages or requires islands and separation and trees within the parking areas. Mr. Tatem went on to say that, within this situation where there are two (2) separate parking areas and also the fact of the setting being in the Industrial zone, his personal opinion is that this waiver should be granted. A brief discussion ensued with regard to stormwater runoff. Mr. Tatem added that they have three (3) different detention areas, and the internal landscaping area is only 5% which is a small amount.

Mr. Poltak moved on to #33 of the Stantec letter dated October 12th regarding a waiver request to not limit maximum vertical illuminance at any point in the vertical plane of the property line, measured at 10-feet. Mr. Poltak understood what they were saying and asked if it was because they were so remote out there. Ms. Souza stated that because the way the Town of Auburn's regulations read you can't have more than .1 over the property line. Ms. Souza stated that, because of where the driveway entrance was that they do have higher than .1 across the property lines. Ms. Souza explained that as you enter the driveway at the property line, they were at 6 because of the light pole location and then at the other driveway location they are at 1, 1½ - 2. Then the exit is at .7/.6. Mr. Tatem commented that the only one was the farthest to the left that happens to be a private road believed that this light should have a shield on it considering this road could someday go through and all the rest are fine. Ms. Souza made a note of that. Mr. Poltak asked about state permits. Ms. Souza stated that they have to obtain one from AOT and also for the septic system and also a Notice of Intent. Mr. Poltak asked what their anticipated timeframe for eventually breaking ground. Ms. Souza stated that she is currently working on the AOT comments that they received and is anticipating that within a month they will be submitting to the state for the subsurface but for timeline wise turned to Mr. Scott for comment. Mr. Scott commented January 1st because of the trees and grubbing and that they would like to get the foundation in by Spring.

Mr. Poltak asked the Board members for any questions. None were noted. Mr. Poltak asked Mrs. Rouleau-Cote if she had any questions. Mrs. Rouleau-Cote had one question which was if any improvements were made to Gold Ledge Ave or where it ends will it then turn to private. Ms. Souza did not believe that there was any intention to extend Gold Ledge Ave. Mrs. Rouleau-Cote asked about frontage on a Class V or better road and that the way Gold Ledge Ave is maintained now was as far as the cul de sac. The Board did not know that answer. Discussion ensued with regard to who maintains the portion of Gold Ledge Ave passed the cul de sac. Mrs. Rouleau-Cote commented regarding the 911 addresses were issued which were issued may before her that Maine Drilling & Blasting at the far end of the cul de sac was issued an address of 88 Gold Ledge Ave. Now her question becomes for 911 numbering because she has driveways coming off the other side of the road which technically is the even side and not the odd side. How does she address the 911 numbers and to find out how the road will be maintained and also the future of the road potentially could be an issue. Mrs. Rouleau-Cote wanted to know if Gold Ledge Ave would be getting extended at this point in time. Ms. Souza did not believe it would be at this point and showed where the right of way ended. Discussion ensued with regard to the Class V and Class VI portion of Gold Ledge Ave. Mr. Poltak asked Ms. Souza if the portion of Gold Ledge Ave is not Class V what did that do to their plan. Ms. Souza said nothing because they still have over 300 feet of frontage around the cul de sac and they have 653-feet total of frontage.

At this time, Ms. Souza stated that she did not see anything else that required the Board's attention and asked the Board if they had any further questions. Mr. Tatem recommended that the Board review the Landscaping Plan. Mr. Poltak asked Mr. Tatem if he had anything else to add over and above what has been said. Mr. Tatem wanted to point out that they are still awaiting on comment #2 of the letter dated October 18th, 2023 whereby

they are awaiting the Fire Chief's comments regarding the cistern and if the Fire Department will require access to it. He was just forwarded plans yesterday. As far as tonight, Mr. Tatem believed that the Board could act on the waivers and find the plan complete and continue the public hearing. Mr. Tatem added that they could then address all the comments and wait to hear the Fire Chief's concerns and the private versus public road issue and look at the landscaping and approve it possibly at the next meeting. Mr. Poltak agreed with Mr. Tatem and turned to the Board to act on the following. Mr. Poltak addressed the Board and believed that the plan was complete, and the first vote would be to now vote to accept the plan as complete. Mr. Poltak further added that usually they place as a condition to have Maine Drilling & Blasting's engineer to work with Stantec to address all the outstanding issues and then possibly the Board could have a full plan approval in the not-too-distant future. Both Mr. Tatem and Ms. Souza agreed with what Mr. Poltak was saying. Mr. Poltak asked the Board members if they wanted to take up the waivers tonight or did, they want to wait to address them once the outstanding items were addressed. Mr. Poltak pointed out that one waiver was about the landscaping, and the other waiver was regarding the lighting. Mr. Porter believed that they could start with the acceptance of the plan and move on to the waivers.

Mr. Porter made a motion to accept the plan as complete for Maine Drilling & Blasting, 88 Gold Ledge Ave, Tax Map 1, Lots 18-4 & 17-4. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.

The Board members moved on to the waivers.

Mr. Porter made a motion to approve the waiver request (#32 of Stantec's letter dated October 12, 2023) to not provide at least five percent (5%) of landscaped open area within the paved portion of the parking area for areas providing 20 or more off-street parking spaces for Maine Drilling & Blasting, 88 Gold Ledge Ave, Tax Map 1, Lots 18-4 & 17-4. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Porter made a motion to approve the waiver request (#33 of Stantec's letter dated October 12, 2023) to not limit maximum vertical illuminance at any point in the vertical plane of the property line, measured at 10-feet with the condition that the light levels are acceptable to Stantec's review (Mr. Tatem is to work with Ms. Souza to resolve any issues) for Maine Drilling & Blasting, 88 Gold Ledge Ave, Tax Map 1, Lots 18-4 & 17-4. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak asked Mrs. Rouleau-Cote how they would proceed to get an interpretation of the ending of the road on Gold Ledge Avenue. Mrs. Rouleau-Cote stated she would touch base with Mr. Sterndale, Town Administrator, as he has a road inventory for the Town of Auburn. She will check with Mr. Sterndale to see how Gold Ledge Ave was accepted and will check with SNHP as well. Mrs. Rouleau-Cote stated that if the Town of Auburn has been maintaining a certain section has to deal with the classification and if

it is determined that it is somewhat farther that we need to maintain because the road is brought up to a Class V condition then we need to make provisions to have the turnaround to be relocated. A brief discussion ensued with regard to who has been maintaining the section of Gold Ledge Ave. Mr. Tatem added that, if it is determined that the road is currently being maintained until the cul de sac then there would need to be a note on the plan that the applicant would need to maintain that section of the road for fire and police. They have frontage on a Class V Road so their plan is good. Mrs. Rouleau-Cote asked if it was built to a Class V standard, and it was wide enough and has all the all requirements. Ms. Souza stated that she would have to double check on that. Discussion ensued with regard to the rear lot, which only has a parking lot on it with access from Leppert Way, which also has not been accepted by the town.

Mr. Poltak asked the applicant to choose a date when they could approve the application once Mr. Tatem and Ms. Souza have worked out all the outstanding items. Mr. Tatem asked when the meeting dates in November were going to be held. Mr. Poltak stated that there was one meeting date in November that was reserved for Tanglerock. Mr. Poltak indicated that if they have addressed all of the items outstanding in the letter dated October 18th, 2023 then it would be a 20-minute meeting and that he could place it on the November 15th agenda otherwise were into December. Ms. Souza stated that they would have the revised plans back to Mr. Tatem by Monday or Tuesday of next week. Mr. Poltak reiterated what Mrs. Rouleau-Cote had stated, that they are still awaiting comment from the Fire Chief and the cistern. Mr. Poltak stated that they would be definitely having a meeting December 6th because then they would be getting into the holidays, and he does not plan on holding a meeting three days before Christmas. Mr. Poltak commented that they would be on for November 15th.

Mr. Porter made a motion to continue the Public Hearing until November 15th, 2023 at 7:00pm for Maine Drilling & Blasting, 88 Gold Ledge Ave, Tax Map 1, Lots 18-4 & 17-4. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Scott thanked the Board and the discussion ended.

Mr. Poltak informed everyone that they will see everyone on November 15th for the continuation of this Public Hearing.

**M&M Ventures, LLC
Steve Munroe
22 Dartmouth Drive, Tax Map 25, Lot 44
(Industrial Repair Garage)**

Mr. Steve Munroe presented to the Board members and passed out copies of a printout of why he was before the Planning Board tonight to seek approval regarding a tenant who is interested in doing an Industrial Repair Garage. Mr. Poltak asked if this was the same tenant as the one, he was before the Board for an informal. Mr. Munroe stated that it was

the same tenant who would be fixing transmissions. Mr. Munroe pointed out that it was for one unit in that building and directed the Board members to the printout that he passed out earlier that shows the unit floorplan. The tenant has a transmission business in Manchester, and he is unable to get certain trucks into his current garage so when he gets a box truck or van which is over 7 feet 6 inches tall then he would bring them to this garage and remove the transmission and bring it back to Manchester to fix the transmission. Once the transmission is repaired, he would then bring it back to this garage and reinstall it back into the truck and they would be on their way. It would be utilized on an as needed basis, which would be 2 or 3 times a month. Mr. Munroe indicated that there would be no vehicles parked outside. There would not be a ton of traffic. Mr. Munroe stated that they are looking at a number of potential tenants and feel comfortable enough to come before the Planning Board to ask permission to allow this tenant to utilize one of the units. There would be no retail happening here. Mr. Munroe further added that he was asked to come before the Planning Board for a minor minor site plan amendment.

Mr. Poltak asked the other person in the audience if they were an abutter to this property. The person indicated that he was present tonight on behalf of Analog Technology and stated that he was only concerned about traffic and was unable to attend the informal when this was brought up last time but added that he did not have any questions or concerns with what Mr. Munroe stated.

Mr. Poltak asked Mrs. Rouleau-Cote if she had anything to add. Mrs. Rouleau-Cote asked if tonight was a public hearing. Mr. Poltak said yes and that was why he asked for abutters. Mrs. Rouleau-Cote commented that, if the Board were to entertain this and grant the relief then the only thing that would happen is there would be a Notice of Decision that would be crafted to include some of the language that he has included in his presentation that would include no outside parking and then that Notice of Decision would become part of the file attached to the current site plan. Then at some point when they do an As-Built when the whole project is complete, we can reference some of these changes to show October 2023 a minor site plan amendment was granted for an Industrial Repair Garage with the Notice of Decision. Discussion ensued regarding the minor site plan amendment.

At this time, Mr. Porter commented that, from the original plan there is a concern with regard to hazardous material storage and asked about the 100 gallon container. Mr. Porter asked if it would be located within the building. Mr. Munroe and Mr. Rolfe stated that it would be located within the building. Mr. Porter was concerned with this container leaking. Mr. Munroe stated that he could find out that question. Mr. Rolfe asked Mrs. Rouleau-Cote if there were floor drains in this unit. Mrs. Rouleau-Cote said no. Mr. Rolfe believed that, that would take care of the situation. It was noted that they would have a spill prevention kit in place. Mr. Rolfe did not see an issue with the container unless you hit it with a forklift or something. Mr. Munroe stated that he would be happy to get that information and send it to the Planning Board. Mr. Porter said that would be fine.

With that said, Mr. Poltak asked for a motion to approve with what Mrs. Rouleau-Cote stated with regard to the letter submitted tonight dated October 18, 2023.

Mr. Porter made a motion to approve the minor minor site plan amendment to allow an Industrial Repair Garage to be conducted in Unit #7, Building “A” as described in a letter dated October 18, 2023 submitted to the Planning Board by M&M Ventures, LLC, 22 Dartmouth Drive, Tax Map 25, Lot 44. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Munroe thanked the Board for their time and the discussion ended.

OTHER BUSINESS

Potential Zoning Amendments Carrie Rouleau-Cote, Building Inspector/Code Enforcement Officer

Mr. Poltak informed the Board that Mrs. Rouleau-Cote had potentially four (4) possible zoning amendments to be brought forward in March 2024. At this time, Mrs. Rouleau-Cote began with the Floodplain portion.

FLOODPLAIN ORDINANCE - *(A draft copy of the proposed amendment can be found in the Planning Office)*

Mrs. Rouleau-Cote went through the following changes that were identified during a review by the NH Office of Planning and Development on February 7, 2023, of Auburn’s Zoning Ordinance, Site Plan Review Regulations and Subdivision Regulations. (A copy can be found at town hall within the Planning Office). It would be just replacing the language that exists currently in Article 6 of the Town of Auburn’s Zoning Ordinance with the new language provided by SNPC.

GROWTH MANAGEMENT - *(A draft copy of the proposed amendment can be found in the Planning Office)*

Mrs. Rouleau-Cote moved on to Article 12 of the Zoning Ordinance and stated that some of the dates within this ordinance are currently outdated, so we want to be updating the Master Plan and Capital Improvement Plan dates. Mrs. Rouleau-Cote went to the section that restricts the number of permits a developer can obtain per development and there is a section within the Town of Auburn’s Zoning Ordinance that exempts the 55+ development from the growth management ordinance so we’re just trying to clean up the language under Article 12, Section 12.04 – Exceptions to kind of change the word Elderly to say “Age Restricted 55+” and take out handicapped to say “Accessibility Housing” and to take out the economically disadvantaged wording and putting in “Workforce Housing”

just to comply with the current standards. Also, highlight these areas where they are exempt from the number of permits, they can obtain. Discussion ensued with regard to the changes suggested.

ACCESSORY DWELLING UNITS - (A draft copy of the proposed amendment can be found in the Planning Office)

Mrs. Rouleau-Cote informed the Board members that there is a lot of talk in Concord that could potentially be coming up in the future but right now we do allow Accessory Dwelling Units. We limit the size to 750 square feet, and it is currently allowed by Special Exception through the Zoning Board of Adjustment to proceed. In speaking with the Zoning Board and with the Town Administrator and getting a feel of what is happening in Concord, the fact that it needs a Special Exception it may be a burden to the process because it is making people come through the ZBA when abutters don't show up there is really no sense in having them go through the process. Mrs. Rouleau-Cote talked about having them permitted by right in all the zoning districts where a single-family home is already permitted. So, taking away that Special Exception hurdle they have to go through in order to receive permission, but they still have to meet all the other requirements needed. Discussion ensued with regard to amending this ordinance that is currently in place. Mr. Poltak asked if the ADU's could be retail units. Mrs. Rouleau-Cote said yes, they can be rented because the State of NH says that we have to allow them to be rental units. Mrs. Rouleau-Cote indicated that we cannot prohibit an ADU from being rented. Discussion ensued with regard to allowing them to be rental units and the possibility of increasing the square footage to 1,100 square feet. Mrs. Rouleau-Cote pointed out that right now in our Zoning Ordinance we require them to be attached to the single-family home and we do require them to communicate to the two (2) units and we do have a maximum square footage they have to be. Mr. Poltak asked about parking. Mrs. Rouleau-Cote added that we don't manage parking for a single-family home and there is no on-street parking allowed. A brief discussion ensued with regard to parking. Mrs. Rouleau-Cote informed the Board members that the owner must occupy one of the units. Discussion ensued with regard to septic loading where the septic has to accommodate for the additional loading but it's not necessarily a separate septic and heat source. Basically, you are adding a bedroom and a kitchen for an ADU, and the State of New Hampshire tells us that we need to allow up to two (2) bedrooms, which is a State Law. So currently we restrict the size to 750 square feet and one of her proposals is to increase the size to 950 square feet. Her reasoning behind that is because a lot of the requests before the ZBA are to increase the size from 750 square feet and they've been all granted. Mrs. Rouleau-Cote also added that the State of New Hampshire is thinking of increasing the size to 1,100 square feet. In the end the amendment would be allowing them by right instead of by Special Exception and increasing the square footage from 750 square feet to 950 square feet or not to exceed 40% of the area of the existing single-family home.

Mrs. Rouleau-Cote moved on to the next item to possibly amend and stated that it was regarding Home Shop, Home Business & Home Office.

HOME SHOP, HOME BUSINESS & HOME OFFICE (A draft copy of the proposed amendment can be found in the Planning Office)

Mrs. Rouleau-Cote pointed out that with Home Business that she is looking to modify the definition to include some of the things that have been brought forward more recently. It's basically tweaking the wording by adding baked goods and adding "within a principal living unit and/or accessory structure" and removing "a single-family detached dwelling" and also adding "parcel" and removing "dwelling."

Mrs. Rouleau-Cote went on to Home Office and would like to amend it to say Home Occupation Office and to add the wording "within a principal living unit and/or accessory structure" and removing "a single-family detached dwelling."

Mrs. Rouleau-Cote moved on to Home Shop and changing the language to be the same as the above by adding "within a principal living unit and/or accessory structure" and removing "in a single-family detached dwelling."

Mr. Poltak asked Mrs. Rouleau-Cote how you would control the expansion of a business. Mrs. Rouleau-Cote mentioned one time when this occurred, and the Zoning Board of Adjustment denied them, and they had to find another place to run their business. Mrs. Rouleau-Cote pointed out that these only allow one employee outside of the single-family home so once you have more than one employee then they've outgrown their location. A brief discussion ensued with regard to allowing these types of proposals. Mrs. Rouleau-Cote stated that these were not new definitions as these were all currently located in our Zoning Ordinance and that she was only trying to clarify the definition further.

Mr. Poltak commented that he would not agree to removing the requirement for a Special Exception regarding the Accessory Dwelling Unit but that it was just his opinion. Mr. Porter believed the Special Exception was still needed. Mr. Rolfe thought two (2) bedrooms at 750 square feet were pretty much bunkbeds and thought it was way too small. Ms. Dross thought it needed to be bumped up from 750 square feet. Mrs. Rouleau-Cote indicated that she would tweak that one and keep the floodplain one. Mrs. Rouleau-Cote asked about Home Business, Home Shop and Home Office. Mr. Poltak believed you'd be losing control. Some of the Board members agreed with Mr. Poltak. Mrs. Rouleau-Cote stated that they would leave that one alone then. Mrs. Rouleau-Cote went on to say that if the Board wanted to make any changes to any of the above that she would make the changes and come back before the Board either in November or December depending on what the Board had on the agenda for that particular night. The Board all agreed. Ms. Dross asked Mrs. Rouleau-Cote that if they did remove the necessity to require a Special Exception for an ADU that she would still make sure that they meet all the other requirements. Mrs. Rouleau-Cote said yes that she would make sure they meet all their setbacks, lot coverage and the septic and that it meets all the necessary requirements. Ms. Dross did not like the idea that they are able to be rented to anyone.

Mr. Poltak moved on to discuss the MS4 program and that he has been in communications with Rene LaBranche of Stantec and the Town Administrator where the Town of Auburn needs to come into compliance with regard to stormwater runoff. Mr. LaBranche has indicated that it will need to go into our subdivision regulations as opposed to our zoning regulations, which is where it is now.

Mr. Poltak believed that was all for now and asked for a motion to adjourn.

Adjourn

Mr. Porter made a motion to adjourn. Ms. Dross seconded the motion. A vote was taken, all were in favor and the meeting was adjourned at 8:54pm.

The next Planning Board meeting is scheduled for Wednesday, November 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.