

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

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

Also Present: Matt Peterson & Bridget Souza, Keach-Nordstrom.

Absent: Michael O'Callaghan, 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 he would elevate Mrs. Marzloff to full voting status for tonight's meeting in the absence of Mr. O'Callaghan. Mr. Poltak moved on to the approval of the minutes of October 18th, 2023.

MINUTES

Mr. Porter moved to approve the minutes of October 18th, 2023, as written. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.

With that said, Mr. Poltak moved to the Public Hearing and turned the meeting over to Ms. Souza of Keach-Nordstrom to begin with Maine Drilling & Blasting discussions.

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 October 18th, 2023**

Ms. Bridget Souza began by saying that they have submitted revised plans to both the Town of Auburn and Mr. Tatem for review. Ms. Souza indicated that Mr. Tatem did have a few additional comments but nothing that she had seen to be a new item or something that they would not be able to take care of. Ms. Souza stated that it was basically some clean-up items and addressing the biggest thing which was with the Fire Department.

Chief Williams requested that they show a 30,000-gallon cistern instead of a 20,000-gallon cistern. They have updated our sheets to show that, and they also switched from a fiberglass cistern to a concrete cistern which is more cost effective as it was located under pavement. They also requested that they provide a connection, so they are proposing a dry hydrant connection in an area located on the plan. Discussion ensued with regard to the dry hydrant as well as sprinkling the building. Ms. Souza informed the Board members that they were still coordinating with the Fire Chief with regard to the final sign off and they are also still coordinating with the Police Chief with their comments as well. Other than that, they do not have any other outstanding items.

Ms. Souza moved on to the landscape waiver request that was just submitted and stated that per the Town of Auburn's regulations the plan must be stamped by a licensed landscape architect of which our office has actually prepared this plan. Ms. Souza pointed out the area that would be landscaped and turned to Sheet #9 of the plan set. Ms. Souza stated that MD&B does a nice job of their landscaping and would do the same for this new area. Mr. Poltak asked if they had a certified landscape architect in their office. Mr. Peterson explained about the landscape architect and that they do not have a certified landscape architect in their office. Mr. Peterson informed the Board that it was not the end of the world if they had to get a landscape architect to stamp the plan. Mr. Edwards asked what the time and money would be if they had to get a landscape architect to stamp the plan. Mr. Peterson stated that it would take about 3 weeks and the cost would not be astronomical.

Ms. Souza pointed out the surrounding properties and their landscaping and explained that MD&B takes pride in their property and would make sure that it was appealing. Mr. Poltak believed it was a pretty straightforward landscape plan and was not overly concerned and would take this waiver up accordingly tonight. Mr. Poltak also stated that there was not heavy traffic in this area and that the area was not visible from the main road and thought it was pretty simple. The Board members all agreed with Mr. Poltak.

Mr. Poltak asked Ms. Souza to share with the Board members where they stand with Mr. Tatem at this time with respect to his response. Ms. Souza began by saying that he sent a letter with all of these items and that the only one that she sees him having any comments about would be regarding the Fire Chief and Police Chief where the communication is ongoing. Other than that, everything else is just clean-up items that would be taken care of. Mr. Poltak commented that he has spoken with Mr. Tatem, and he stated the exact thing. With that said, Mr. Poltak suggested to the Board that they make a motion to approve the proposal with the condition of Fire Department approval. Mr. Rolfe suggested adding the Police Department approval as well in that motion for conditional approval.

Mr. Porter made a motion to approve the major site plan review for Maine Drilling & Blasting, 88 Gold Ledge Ave, Tax Map 1, Lots 18-4 conditioned upon Fire Department and Police Department approval. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak moved on to the waiver request associated with the Landscaping Plan.

Mr. Porter made a motion to approve the waiver request from Section 10.20(4)(D)(xiii) Landscaping to not have a Licensed Landscape Architect Stamp on the plan for Maine Drilling & Blasting, 88 Gold Ledge Ave, Tax Map 1, Lots 18-4. Mr. Rolfe seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak informed Mr. Peterson that he would be having Mr. MacGuire before the Planning Board on December 13th and wanted to make sure that there was no overlap with regard to the storage yard area and there has to be a waiver that has to be implemented by the Board at that meeting. Mr. Peterson informed the Board that they have been working with their office directly and are handling the issues directly. Ms. Souza explained what has been going on with the AOT permit as well. Ms. Souza also pointed out that if you were to line up their plan with our plan they would line in and there would be no issues.

**Matthew Peterson, Keach-Nordstrom
On Behalf of Tanglerock Holdings, LLC &
Russell C. Sullivan
Off of Tanglewood Drive & Rockwood Terrace, Tax Map 4, Lots 13-4 &16
Major Site Plan Review (55+ Community Development – 62 units) &
Lot Line Adjustment
Continued from October 18th, 2023**

Mr. Poltak began by saying that Mr. Tatem is not present tonight and explained how he would like to conduct this Public Hearing. Tonight, we are entering the hearing phase of this proposal and Mr. Tatem will not be here tonight to discuss the technical side of it and therefore would place the technical side in terms of initiation of discussion for the December or January hearing when Mr. Tatem gets the comments and a revised set of plans. Mr. Poltak wanted the applicant to give the big picture and to frame getting into timing and content to obtain an understanding of this proposal and then at the following meeting they would get into the technical nature of what is being proposed relative to engineering.

At this time, Mr. Poltak asked if anyone had any questions. Mr. Poltak wanted everyone to have an understanding of what this project entails and to basically have an understanding of the intent of this project with respect to transportation and onsite work and timing. With that said, Mr. Poltak turned the discussion over to Mr. Peterson.

Mr. Peterson began his presentation by giving an overview of what has transpired. Mr. Peterson stated that once they have submitted the plans to Mr. Tatem that he completed his review of which everyone has received a copy of and then when they received his review and about a day or two later, we received the AOT comments as well from the State of New Hampshire. We plan to have the plans back to Mr. Tatem early after

Thanksgiving. They are looking to get everything in order and ready to go. Mr. Peterson explained that their survey crew was onsite yesterday at the end of Rockwood Terrace and at the end of Tanglewood Drive to do an actual on-ground survey to make sure all the sight distance that have come up in the traffic report was taken care of. Mr. Peterson also pointed out that they have done a site walk with the Conservation Commission and there is an area at the end of Rockwood Terrace that AOT has asked them to treat at the end of Tanglewood Drive. Mr. Peterson talked about the phasing of the project which was listed in the AOT and that he sat down with Mr. Cloutier on Monday to discuss the phasing and they need to finalize that. Mr. Peterson mentioned the well which was being done by Bruce Lewis and stated that the wells are in and the comments from Mr. Tatem and that the test results should be in by the end of the month. Mr. Peterson talked about access to the septic's and showed the sites between the homes.

Mr. Peterson talked about the detention ponds that have changed slightly and some of the roads have changed slightly as well. Mr. Peterson also stated that Mr. Robert Bollinger of GPI was also present, who conducted a traffic impact and access study for Tanglerock Holdings, LLC. Mr. Peterson also added that the plans should be completed by the end of November so tonight he would like to give an overview of the project, how they are proposing phasing the project, traffic information and take any input that anyone has tonight, and the plans will be ready at the end of November, and they will be ready for the Planning Board Public Hearing in December.

Mr. Peterson began with the overview of the project and commented that it really hasn't changed from when it was submitted to the Board last time. Mr. Peterson commented that they are proposing 62 age restricted units and originally, they had 68 units, and they have since lost 6 units. Mr. Peterson went through the phasing which begins with Phase 1 which is up on the right and Phase 2 which is the upper left side, and that Phase 3 is the lower left side. Mr. Poltak asked if each unit would be single-family stand-alone units correct. Mr. Peterson said yes as there would be no duplex or tri-plex's in this development. At this time, Mr. Peterson went through the phasing with the Board members, and everyone present. Mr. Peterson indicated that Phase I (which is 1A, 1B, 1C, 1D & 1E) would consist of the roadway and drainage system to where the road becomes a hammerhead. Once that road is in then they can do the homes in the next phase and so on and so on. Mr. Peterson stated that they could only have 5 acres open at one time because the State of NH only allows 5 acres open at a time and that it must be stabilized before they can move to the next phase. The homes will consist of single-family homes with 2 bedrooms that are age restricted units. Mr. Peterson indicated that the cistern at the end of Tanglewood Drive meets the requirements for a cistern of which the Fire Chief has informed them and the fact that all the homes will be sprinkled. However, this plan still needs to go before the Fire Chief and the Road Agent and Stantec for review and sign off. Mr. Peterson went on to talk about the teardrop cul de sacs in more detail. Mr. Poltak asked about the connection between Tanglewood Drive and Rockwood Terrace. Mr. Rolfe asked what portion would be town maintained. Mr. Peterson pointed out that the connection from Tanglewood Drive to Rockwood Terrace would be town maintained and the rest would be maintained by the Homeowners'

Association. A brief discussion ensued with regard to the town-maintained portion which would not occur until that portion is accepted by the town.

Mr. Poltak asked if Phase I would be complete before beginning Phase 2 and how did he see this all being played out. Mr. Peterson indicated that the land clearing is the biggest nightmare because you can't cut all the trees and unless the State of NH changes the way they mandate tree clearing so he is putting together a phasing plan. He's hoping to talk with AOT and when he's ready to cut "D" & "E" he's hoping to cut the trees but not grub but he needs to make sure he can do that because it is a nightmare for the logger to have to come back. Mr. Peterson reiterated that the State is going to make sure the site is stabilized before moving further into the project. Mr. Peterson asked if there were any questions. None were noted. Mr. Poltak talked about the connection of the road and informed Mr. Peterson that he did not want the road to end with no connection to Tanglewood so when they are putting in the road, he would like to see the road to go through from one end to the other. Mr. Peterson understood what Mr. Poltak was saying that he would like the road connection from Tanglewood Drive to Rockwood Terrace to connect from the start.

Mr. Peterson suggested that they move on to the presentation of the traffic study that was completed as opposed to going through the drainage as he had touched upon that briefly at the last meeting. Mr. Peterson would like to hold off further discussion on the drainage until he receives the comments back from AOT. Mr. Peterson went on to say that he would be in front of the Conservation Commission next month and they have done one preliminary site walk off on the right side of the proposed project and they were waiting until the leaves dropped to conduct a site walk on the left side. Mr. Peterson stated that he has had his surveyor out there to flag the center road so it would be very easy to find your way through there so we will be scheduling a site walk at the December 5th meeting at some time so if the Board members would like to join in on the site walk when it is scheduled for some time in December they are more than welcome. Mr. Poltak stated that they were aware of the proposed site walk and they will anticipate participating in the site walk.

Mr. Poltak asked Mr. Cloutier that at what point would he be comfortable to share with the Board who he has chosen for his subcontractors for site prep and building. Mr. Cloutier indicated that the road is already out to bid but as far as subcontractors go, he will also be putting that out to bid as well. A brief discussion ensued with regard to contractors and sitework.

Mr. Poltak asked if the abutters had questions. Ms. Leblanc of Tanglewood Drive asked about the building layout as she did not see that. Mr. Poltak informed Ms. Leblanc that they would be getting all that information when they go through the technical side of the project. Ms. Leblanc asked about the cistern that is in front of her property and if it would be used as the sole cistern for the entire project. Mr. Poltak informed Ms. Leblanc that there would be no additional cistern added and that the cistern located on Tanglewood Drive would be sufficient for the additional proposed houses. Ms. Leblanc did not believe that the existing cistern would be adequate to accommodate the additional housing units.

In conclusion it was stated that the Fire Department would be taking care of the decision regarding the cistern. Mr. Peterson also pointed out that the proposed housing units would all be sprinkled as well.

Mr. Poltak asked about runoff. Mr. Peterson talked about the drainage and stated that it would all be closed drainage done in this development. Mr. Drelick of Tanglewood talked about the pond down below. Mr. Peterson stated that there were 9 points of analysis on this property which means there are 9 places where the water goes off their property. They have to analyze all 9 of those spots to make sure there is no more runoff. Mr. Peterson went through the 2-year storm which has an average rainfall of about 2.92 inches per hour, the 10-year storm which has an average of about 4.4 inches per hour, the 25-year storm which is about 5.57 inches per hour, the 50-year storm which is about 6.65 inches per hour. Now they are being asked to look at the 100-year storm which is about 7.96 inches per hour. They've looked at all of these and they are basically the same as pre and post or lower than pre and post. Mr. Peterson informed the Board that the state said no to an increase on Rockwood Terrace so there was an increase from 13.57 to 14.82 which wasn't a drastic increase considering this was measured for the 100-year storm. They have to do a groundwater recharge in a certain area, so they have to have this in place. A brief discussion ensued with regard to the 100-year storm.

Mr. Poltak asked if there were any other questions. Mr. Chartier asked how many houses could be built in Auburn. Mr. Poltak stated that there was a growth ordinance in place, and it was 3% of the number of dwelling units within the Town of Auburn. (*See Growth Ordinance Article 12 of the Town of Auburn Zoning Ordinance*) It was pointed out that the Town of Auburn has never reached that percentage. A brief discussion ensued with regard to the number of buildings within the Town of Auburn and the only development going on right now is the 55+ development off of Exit #2. Otherwise we have no other subdivisions right now in the Town of Auburn. Mr. Manning of Rockwood Terrace asked what the cost of these homes would be. Ms. Dross did not believe they should put a price on these homes because last time the amount changed because we never know what will happen. Mr. Manning also mentioned that there were a lot of kids in the neighborhood. Ms. Chartier asked about the school buses. Mr. Poltak informed everyone that the Planning Board does not have anything to do with the school buses. A brief discussion ensued with regard to building once the application is approved. Any changes to the development would need to go back to the Planning Board for approval.

At this time, Mr. Poltak moved on to discuss the traffic study and turned the meeting over to Mr. Robert Bollinger. Mr. Bollinger began by introducing himself and to discuss the traffic study that was conducted back in December 2022. Mr. Bollinger explained that they were asked to perform a full traffic impact and access study and they did so according to NH DOT standards. Their study area focused on the intersection of Rattlesnake Hill Road and Tanglewood Drive and Rockwood Terrace. Mr. Bollinger stated that they tend to focus on the peak hour periods which you tend to look at the weekday AM peak hour period and the weekday PM peak hour period. They also include Saturday midday in the traffic study as well. Mr. Bollinger indicated that things operate very well at both intersections. With the addition of the project generated traffic from the

proposed development you will still be at the same level of service. Despite the number of the proposed units at full build out that you would be talking between anywhere from 20 to 30 additional peak hour trips. Based on 64 units no offsite mitigation would be required which means that no additional turning lane would be needed for either Tanglewood Drive or Rockwood Terrace. There were no recordable crashes in the area which would be a red flag for them to look further. They did receive Stantec's review comments from this past summer, which they have addressed. They wanted them to verify that there was adequate sight distance at both intersections for Tanglewood Drive and Rockwood Terrace and believe there were unobstructed views from both intersections. The other issue that was brought up was if there were any modifications to be done for internal mitigation, but we haven't ruled out anything right now as they are still accepting feedback. Discussion ensued with regard to what they call traffic calming measures to maintain speed such as speed bumps or creating roundabouts, so you don't have speedways. Mr. Rolfe stated that unless the homeowner's association was going to maintain these types of roundabouts or speed bumps then go ahead otherwise the town would not be maintaining those. At this time, Mr. Bollinger asked if there were any questions that he would be happy to answer any questions.

Mr. Poltak asked about day trips from a single-family home in the Town of Auburn. Mr. Bollinger stated that a traditional single-family home that is not age restricted it's about 10 trips per day, which is the total in and out trips. Age restricted is less than that which is typically half of that total. Mr. Poltak indicated that he would be looking at 620 more trips in and out of those two streets. Discussion ensued regarding traffic and the number of trips per day. An abutter wanted to know the numbers for trips per day from the traffic study. Mr. Bollinger stated as follows:

Trip-Generated Summary:

Weekday AM Peak Hour:

Enter	9
Exit	<u>19</u>
Total:	28

Weekday PM Peak Hour:

Enter	19
Exit	<u>12</u>
Total:	31

Saturday Midday Peak Hour:

Enter	10
Exit	<u>11</u>
Total:	21

Mr. Bollinger stated that, on a daily basis, approximately 400 vehicles throughout the course of a 24-hour period. A brief discussion ensued with regard to the study. Discussion ensued with regard to the single yellow line versus the double yellow line. Mr. Rolfe stated that they just decided to do that. Mr. Bollinger also stated that they noted that in their assessment as just an observation because it wasn't something you see every day but that says nothing about the roadway. Mr. Bollinger added that they did traffic counts in the first week of December last year when they kept their counting apparatus out there for three (3) days. Typically what they do per State and industry standards they take a snapshot and adjust it accordingly by seasonality because traffic does fluctuate a little bit. The other thing that they do is to try to buffer their analysis is to project 10-years into the future which is a requirement for NH Traffic Studies and within that 10-year timeframe you're assuming some sort of ambient background traffic growth rate. There could be something that could happen down the road, so they always try to factor that in. With that said, Mr. Bollinger thanked the Board members for their time and the traffic study discussion ended.

Mr. Poltak thanked the applicant for their presentation. An Abutter brought up the fact that there were still people working from home and eventually people would be getting back out there and believed the count should be rechecked. Mr. Poltak believed there would be plenty of time to recheck it because unless the economy changes tremendously this would not happen overnight as this would be a 3-to-5-year project. Mr. Bollinger replied that New Hampshire still requires that traffic data be adjusted, which they call a covid adjustment where they basically try to apply some adjustment factor to increase your number to get it back to pre-covid condition. So the State of New Hampshire still requires them to do that and in this case they increase it by about 20%. They are trying to present a realistic amount and then they also have to apply an adjustment for seasonality to a peak month condition which was almost a factor of 30% as well.

Mr. Poltak asked, timing wise, when they would like to come back to the Planning Board as we are having a meeting on December 13th and January 4th and January 17th and that he is required by State law to continue this hearing to a date certain. Mr. Peterson believed that they could keep it on for December 13th to make it easier for everyone and that they would be meeting with the Conservation Commission on December 5th to set a date for the second site walk. Mr. Peterson also stated that Mr. Tatem would be receiving the revised plans after Thanksgiving so he will have two (2) weeks to review them for December 13th. Mr. Poltak understood and said that if that didn't work, they could postpone it to January 4th. With that said, Mr. Poltak asked for a Motion to Continue until December 13th.

Mr. Porter made a Motion to Continue the Public Hearing for Tanglerock Holdings, LLC, Off of Tanglewood Drive & Rockwood Terrace, Tax Map 4, Lots 13-4 & 16 until Wednesday, December 13th, 2023. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.

Mr. Poltak informed everyone that the Public Hearing has been continued until Wednesday, December 13th, 2023 and that this would be their only notice. Mr. Peterson thanked the Board and the discussion ended.

GENERAL BUSINESS

There was no general business to discuss tonight.

OTHER BUSINESS

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

Adjourn

Mr. Porter made a motion to adjourn. Mr. Rolfe seconded the motion. A vote was taken, all were in favor and the meeting was adjourned at 8:57pm.

The next Planning Board meeting is scheduled for Wednesday, December 13th, 2023 at 7:00 pm. This meeting will be held at the Auburn Town Hall, 47 Chester Road. This date is subject to change.