

**UNAPPROVED MINUTES**  
**Town of Auburn**  
**Planning Board**  
**PUBLIC HEARING**  
**December 13, 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:** Matt Peterson, Keach-Nordstrom. Doug MacGuire, The Dubay Group, Inc. William Dodge. Dan Tatem, Stantec.

**Absent:** Michael O'Callaghan, Member. 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 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 November 15<sup>th</sup>, 2023.

**MINUTES**

**Mr. Porter moved to approve the minutes of November 15<sup>th</sup>, 2023, as written. Ms. Dross seconded the motion. A vote was taken, and all were in favor and the motion passed.**

With that said, Mr. Poltak moved to an Informal discussion with Mr. Dodge regarding potential building on Class VI portion of Prescott Lane within the Town of Auburn.

**GENERAL BUSINESS**

**Informal – William Dodge**  
**Prescott Lane, Tax Map 13, Lot 32-1**  
**Discuss Potential Building on Class VI Road**  
**(Single Family Home)**

Mr. Poltak explained to everyone present tonight that Mr. Dodge is interested in a lot that came up for sale and it's on a Class VI Road which is called Prescott Lane off of Old Candia Road. Mr. Poltak stated that the lot is completely on a Class VI Road. With that said, Mr. Poltak asked Mr. Dodge to tell the Board what he would like to do. Mr. Dodge began by saying that he is looking to build a house. He came across the lot, liked the

area, and did some investigation and it looks like the roadway is the big issue. Mr. Dodge went on to say that the information that he received from the town that it looks like the beginning is on a Class V Road which has not been maintained and then it turns into a Class VI Road. Mr. Dodge understands that that portion needs to be upgraded for emergency vehicles and the like. What he would like to get from the Board is what exactly would be required. Mr. Poltak began by saying that his quick summary of the status of that road was spot on. Mr. Poltak believed that Prescott Lane was constructed some time in the 1930's. Mr. Poltak believes that the Right of Way for the Class V portion of Prescott Lane is probably 30 feet. There are no homes occupied on Prescott Lane at the moment and just beyond Mr. Lord's property is all Manchester Water Works' property all the way to Depot Road. Mr. Rolfe stated that they maintain up to the chicken coops. Mr. Poltak believed that the road would have to be upgraded and discussed the house on the corner which septic is on both sides of the road. Mr. Poltak stated that with regard to the Town of Auburn there is no building on a Class VI Road allowed. Mr. Dodge stated that there was an RSA allowing for building on a Class VI Road in the State of New Hampshire. Mr. Poltak pointed out that a Class VI highway is not an official road to any degree so Mr. Dodge would have to come up with a plot plan of the property to show where everything is intended to be placed. Mr. Poltak reiterated that you cannot build on a Class VI Road so it would have to be upgraded to a Class V Road. Mr. Dodge asked why it would have to go to a Class V Road and mentioned the recent Planning Board minutes pertaining to Silver Hill Road. Discussion ensued with regard to the difference between the two roads. Mr. Dodge asked what it would take to build on Prescott Lane. Mr. Poltak explained that the Class V portion would not have a problem, but the Class VI portion of the road would have a problem because you need 200 feet of frontage on a Class V or better road. Mr. Rolfe added that you would need a turnaround because you cannot pass two cars on that road. Mr. Poltak believed that Mr. Dodge would have to upgrade the Class V portion of Prescott Lane as well because you can't pass two cars there right now. Mr. Dodge believed it was the town's responsibility to maintain and upgrade the Class V portion of that road. Mr. Dodge understood what Mr. Poltak was saying regarding the Class VI portion of Prescott Lane but had a problem with having to upgrade the Class V portion of Prescott Lane. Mr. Poltak added that the communities in New Hampshire do not recognize Class VI highways as officially being a public way so in order to build on a public way you would have to upgrade to at least Class V. Discussion ensued with regard to 22 feet is the width of pavement for a Class V Road as 50 feet is the width of the right of way. Mr. Dodge indicated that he is interested in buying this piece of property and trying to get information and the property owner has been paying taxes on the property and nothing has gone into that road as far as maintenance goes and now the Board is asking for him to go through and correct the issues that the town has never corrected in the past. Mr. Porter added that he would have to upgrade the road from a Class VI Road to a Class V Road for health and safety and to complete a turnaround. Mr. Dodge reiterated that it's the first half of the road that he should not have to touch. Mr. Rolfe reiterated that it would also have to be the Class V portion as well because you cannot pass two cars at the beginning of that road as it's a one lane road. Mr. Dodge read minutes from a Board of Selectmen minutes of March 17, 1975 the following roads were classified as Class VI Roads by the Road Agent and the Selectmen which is when the road was classified as a Class VI Road. Mr. Dodge did not understand why the Board

was recommending him to touch the Class V portion of the road and asked if there was an ordinance that stated that. Discussion ensued with regard to the previous discussion pertaining to upgrading Prescott Road. Mr. Dodge asked why he would need to upgrade the road to Class V, why couldn't the road remain Class VI and become his responsibility to maintain. Mr. Poltak reiterated that it would have to be upgraded for health and safety reasons.

Mrs. Rouleau-Cote commented that she has worked with Mr. Dodge and informed the Board that, herself and Mr. Dross and the Town Administrator did go out to look at the site conditions and to confirm with Mr. Dross where the current Class V maintained portion ends and where the Class VI goes by his property and the conditions of the Right of Way. Mrs. Rouleau-Cote believed that there is an RSA that allows him to go before the Board of Selectmen to ask for a building permit to build on a Class VI Road and there are certain things that he will need to do in order to obtain the permission from the Board of Selectmen to obtain a building permit on the Class VI portion. Mrs. Rouleau-Cote stated that part of that process is to come before this Board and ask this Board what you are looking for, for an upgraded road to get him to the point of his property. Mrs. Rouleau-Cote went on to say that basically what Mr. Dodge is asking the Board is what is the minimum required that he needs to do in order for him to upgrade Prescott Lane to get him to his property to be able to go before the Board of Selectmen to seek a building permit. Mrs. Rouleau-Cote pointed out that, the discussion he will need to have with the Board of Selectmen is whether he will be maintaining it and keeping it a Class VI Road that he will need to record a document stating that he accepts the responsibility of maintaining that portion of the road. Mrs. Rouleau-Cote also pointed out that some of the comments made tonight are misdirecting what his rights are under the statute because he does have the right to ask the Selectmen for a building permit. Mrs. Rouleau-Cote and Mr. Poltak had a discussion as to where Mr. Dodge stands, and Mr. Poltak commented that he has shared the position of the Planning Board and that was as far as he would go tonight.

In conclusion, Mr. Dodge asked the Board that it's the Board position that he would need to upgrade the road up to Class V Road standards. Mr. Poltak reiterated that the Class V portion of Prescott Lane would have to be upgraded at least up to a certain degree and his position is he would be building a house in compliance with the Town of Auburn's regulations which is 200 feet of road frontage on a Class V or better road. Mr. Dodge said basically the Board is looking for him to upgrade the road to Class V standards with 200 feet of road frontage on a Class V Road. Mr. Dodge asked the Board if they were saying No to building on a Class VI Road. Mr. Poltak stated that they would not be approving building on a Class VI Road.

Mr. Dodge thanked the Board for their time and the discussion ended at 7:26pm.

**Maine Drilling & Blasting, Inc.**  
**Doug MacGuire**  
**88 Gold Ledge Avenue, Tax Map 1, Lot 17-4, 18-4**  
**Major Site Plan Review – Discuss Waiver Request**  
**(Storage Yard)**

Mr. MacGuire passed out copies of the Storage Yard plans to each of the Board members. Mr. MacGuire began by saying that the plan was approved over a year ago in August of 2022 and it was approved conditional upon receipt of State Permits and finalizing the review comments of Stantec. Mr. MacGuire feels that they are at that point where they have their AOT Permit which was issued back in March of 2023. There was some discussion with Mr. Tatem and to let the Board know what has changed. Mr. MacGuire stated that the changes are minor and would direct the Board to those changes. Mr. MacGuire added that there was one waiver requested but it was never formally voted on, so he brought the waiver with him tonight.

Mr. MacGuire commented that the entrance coming into the storage yard is exactly the same and its location is exactly the same. The drainage of that is modified very slightly and asked the Board to turn to Sheet #8 which is their Grading, Drainage & Utility Plan. Mr. MacGuire pointed out the small little pond on one side of the road and a detention pond on the other side of the road. Those are slightly different and it's because AOT determined that this piece of roadway needed a formal treatment, so they added the additional small pond and per Mr. Tatem's suggestions they pulled the pond away from the Right of Way edge so that they were in compliance with the Town of Auburn's regulations. Those were the only two (2) small items that were adjusted. The biggest change is on Sheet #9 which is the drainage pond which was previously approved, and the pond is in the same location and the only change in the pond is that they enhanced its treatment characteristics by creating bioretention as well as the detention component. They also have plantings around the perimeter that weren't there previously. That is really the only change that has occurred since the Board saw the plans last.

Mr. MacGuire pointed out that most of the comments have been addressed but Mr. Tatem wanted to discuss the construction phasing tonight which is shown on the last sheet in the plan set on Sheet #C1. Mr. MacGuire stated that the first thing to be done is the construction of that drainage system to allow it to stabilize. They would then start on the three (3) pads which would not be done at the same time. Everything will drain to the bioretention pond, and this project will require an environmental monitor which is a more enhanced version of a SWPPP Inspector which is done after rainfall events and would be submitted not only to the Town but DES as well. There will be an Active Construction Plan (ACP) which Mr. Tatem will be coordinating with that user with the contractor and they are planning to work with Severino on this project. There are no changes to the road or access or shape of the pads as everything is exactly the same.

With respect to the Waiver, we are submitting a Waiver Request for Driveway Profile, Section 10.08(3) which requires driveways to slope away from the existing roadway at a grade of 2% for seventy (70) feet. They are sloping away, and they are creating a low point and are proposing to slope away for 24 feet to that low point and then coming back up and they are only coming up at 1.75%. They feel it is reasonable because they are not creating any drainage problem and they still have a nice flat approach to the intersection. At this time, Mr. MacGuire passed out copies of the Waiver Request to each of the Board members and indicated that he would be happy to answer any questions at this time. Mr. Porter asked about the enhancement of the treatment and if it would be able to handle the runoff. Mr. MacGuire said yes and explained in detail.

Mr. Rolfe asked what was at the bottom of the pond. Mr. MacGuire indicated that it was a mixture of a number of things that has been known to provide good filtration. That media is created of sand, loamy topsoil and shredded bark mulch. A brief discussion ensued with regard to maintenance of this bioretention pond.

Mr. Poltak asked Mr. Tatem to respond as to a recommendation as to how they can move this forward tonight. Mr. Tatem stated that Mr. MacGuire covered it and they discussed this at length today and indicated that the Town of Auburn's regulations are stricter with regard to the pond capacity and therefore their pond is bigger than what is required. Mr. Tatem added that the phasing is a concern of his as the AOT permit required it, and they will be aware of that at the preconstruction meeting with the contractor because it's a steep site and the head water to Massabesic is there.

Mr. Porter believed that tonight the Board should look at this waiver and if in fact no one takes exception to what is in the waiver request that the Board moves to adopt this waiver.

**Mr. Porter made a motion to approve the waiver request from Section 10.08(3) Driveway Profile for Maine Drilling & Blasting, 88 Gold Ledge Ave, Tax Map 1, Lots 18-4. Mrs. Marzloff seconded the motion. A vote was taken, and all were in favor and the motion passed.**

With that said, Mr. Poltak asked Mr. Tatem with regard to final site plan approval. Mr. Tatem agreed and said the only condition would be to obtain a final letter from Stantec with no comments. Mr. Tatem believed there were approximately 5 or 6 comments.

Mr. Tatem asked Mr. MacGuire about the Lot Line Adjustment. Mr. MacGuire directed the Board members to Sheet #3 and stated that, subsequent to them coming in, Maine Drilling & Blasting did a Lot Line Adjustment with NH Signs, so the LLA is reflected on their plan set and makes reference to that recorded plan which is another change that was done. Mr. Tatem stated that one of the requirements Mr. MacGuire needed to have done was to set the bounds and the other company set the bounds for them so that needs to be updated on the final plan set. Mr. MacGuire noted that they referenced Bedford Design setting the bounds because they did not set the bounds. Mr. MacGuire also mentioned that they would also add the Waiver Request that the Board just approved onto the plan set.

Mr. Poltak believed they could issue conditional approval based upon State Permits being in place and Stantec's final review and the LLA assurance added to the plan and the Bounds mentioned on the plan as well and to be completed within 30 days.

**Mr. Porter made a motion to approve the Storage Yard site plan review with the condition that State Permits be in place and Stantec's final review and that the LLA assurance added to the plan as well as the Bounds mentioned 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. MacGuire and Mr. Scott thanked the Board and the discussion ended at 7:52pm.

### **PUBLIC HEARING**

**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 November 15<sup>th</sup>, 2023**

Mr. Peterson passed out copies of the plan set to each of the Board members for review. Mr. Peterson stated that he was before the Board tonight representing the applicant for the proposed project at the end of Tanglewood and Rockwood Terrace. With him tonight was Attorney Dan Muller and Brian Cloutier who is the applicant. Mr. Peterson wanted to give the Board an overview of where they've been for the last 30 to 45 days working with the State. They've also conducted a site walk with the Conservation Commission and they've met with the Fire Department, and they've met with staff. Mr. Peterson pointed out that the plan set included 67 sheets now. Mr. Peterson explained that Mr. Tatem had about 118 comments and that they've gone through about 115 of them right now, which is all shown on the plan before the Board tonight. Mr. Peterson stated that his tech in the office is working on the last two (2) now and they will be finalizing those to get them back before Mr. Tatem. Mr. Peterson added that they were also working on a phasing plan as AOT does not require them to have more than 5 acres open at one time as they need to make sure that things are stabilized and that there are no effects to abutters. That is what they have been working with trying to finalize the AOT. Mr. Peterson commented that he has previously explained that at the end of Rockwood Terrace they had not treated that water there coming down from their connection. They have since done a test pit near the last house on the right to try and utilize the front of that land to place a detention pond to meet the AOT requirements. Mr. Peterson directed the Board members to look at Sheet #2 at the end of Rockwood Terrace. You can see where the pavement ends, they dug a test pit at the end of pavement, and they are very close on that one with AOT. Mr. Peterson moved on to Sheet #4 which shows the



connection from Tanglewood to Rockwood Terrace. Mr. Peterson talked about the connection and came to the section where Tanglewood would come to Rockwood Terrace and suggested a three way stop sign at this intersection instead of continuing through. This is one of the changes within the development that they made. The next few sheets which include Sheets #4, #5, #6, #7 and #8 all outline our site plans which shows a dotted line around the homes which would be our limited common area so people would be able to do a garden. Mr. Peterson also informed the Board that from a Homeowner's Association who would take care of landscaping, snow plowing and maintenance. They did submit the condo docs with the Town of Auburn which would be another discussion for the next hearing maybe. Mr. Peterson asked the Board if there was anything that the Board wanted to discuss at the January hearing where they could go through those things. At this point now, he is very comfortable with engineering, and they have addressed all of the AOT comments. The site plan outlines where all the garages are, and driveways, and they have put enough space to have two (2) car spaces so there are no cars on the road. These are more spread out than the ones at Exit #2.

Mr. Peterson moved on to Sheets #10, #11, #12, #13 & #14 which are the Grading & Drainage Plan which shows the detention ponds & drainage ponds. Mr. Peterson talked about the locations of all the detention ponds as well as the septic locations. They would be doing individual septic sheets for each unit so the plan set will probably go to about 100 sheets by the time they are done. Mr. Porter noticed that there were a few combined. Mr. Peterson said yes and pointed out each one that would be shared. Mr. Peterson further indicated that each unit would be two (2) bedrooms. Mrs. Rouleau-Cote asked about the septic and when he talks about the State is it for Senior Housing which limits it to two (2) occupants which is what the Cliffs at Evergreen ended up with and if that's the case then it will have to be picked up within the condo docs. Mr. Peterson commented that he would look into that further. Mrs. Rouleau-Cote indicated that she could show him an example of what the approval was like. Mr. Peterson thanked Mrs. Rouleau-Cote. Mr. Porter asked if it was stated within the condo docs. Mr. Peterson said it would have to be noted within the condo docs if that was the limit, but he would research that and get that information back to the Board members at the next meeting.

Mr. Peterson moved on to the discussion of the two (2) wells which can be found on Sheet #15 and one of the things they are talking to Bruce Lewis about is running a water main to the clubhouse area which would be Phase III and running a water main in the other direction to the phases on the left side. This would eliminate a private water system in a town road. This would require two (2) temporary wetland impacts and pointed out the two (2) locations on the plan.

Mr. Peterson wanted to bring up the corridors that they are creating for the wildlife are pretty substantial. Mr. Peterson pointed out the locations of both of these corridors which can be seen on Sheet #1 which has one on the left side of the development and one through the middle of the development near the wetlands.

Mr. Peterson went on to discuss the phasing and went through what would be Phase I, which is on the left side which would have two (2) phases as part of this phase. Then

Phase II would be the far-left side of the cul de sac and Phase III would be the connector road and the first cul de sac. Phase IV would be the last cul de sac to the far right. Mr. Peterson wanted to get this before the Board because AOT is asking him for a phasing plan.

Mr. Peterson pointed out that the 67-sheet plan set that was before them tonight includes the landscaping plan, the lighting plan and all the detail sheets that include the detention ponds. Mr. Peterson indicated that they have done sight distance out on Tanglewood and Rockwood Terrace. Tanglewood had no issues, but Rockwood Terrace has a slight to the right which has a stone wall about 200 feet down which he needs to do some research on that to find out whether or not it's on that person's property. Mr. Peterson added that they are working with GPI on that, and they are in the process of finalizing that as well. Mr. Peterson believed the discussion regarding the pre, and post runoff would be a good discussion for the next meeting.

Mr. Rolfe asked about the clubhouse. Mr. Peterson indicated that it was located in Phase III of the project. Mr. Rolfe asked if they begin construction on the left where would their mailboxes be located. Mr. Peterson noted this issue.

Mr. Tatem had a few comments to add and started with the loop road being developed as Phase I as they would recommend against allowing Phase I and Phase II as he has it shown because it makes for an extremely long dead-end road which would be longer than what the Town of Auburn's Zoning Ordinance allows. The whole point of connecting the two (2) roads is the ability to have two (2) ways out. Mr. Tatem would recommend that the purple includes that short section to connect with Rockwood so that there are always two (2) ways in and out as they extend the road. If they did that, they could also put the clubhouse in Phase I so that the mail issue would be figured out. A brief discussion ensued with regard to how long the phasing plan would take. The last comment is regarding the detention ponds, and asked Mr. Peterson if any of the detention ponds were proposed to be maintained by the town. Mr. Peterson stated that they are on the town road. Mr. Tatem added that the two (2) ponds that are along the edge of Rockwood would be town maintained and all the rest would be privately maintained. Mr. Tatem went on to say that, if they are proposed to be town maintained that he would not put in any type of bioretention. A brief discussion ensued with regard to the detention ponds.

Mr. Peterson believed they would talk later about the clubhouse, and he would deal with the mailboxes. Mr. Peterson asked if the AOT requires it to be bioretention then could they maintain it. A brief discussion ensued with regard to the fact that it has been done where the detention ponds that are shared maintained. Mr. Tatem believed that an agreement could be made that he would be required to maintain those two (2) ponds even though they are on town property with appropriate access to them. Mr. Peterson indicated that he understood Mr. Tatem's comments.

Mr. Poltak asked if there were any questions from the Board. None were noted at this time. Mr. Poltak asked Mr. Tatem if he had anything else to add. Mr. Tatem did not. Mr. Poltak asked if there were any questions from abutters. Mr. Ginalski of Nutt Road had a



question with regard to the detention ponds and would it flow down to where he is on Nutt Road. Mr. Peterson commented that he would discuss this further at the next meeting but explained that there was a pond located in an area in their development and that no runoff would be going down to Nutt Road from this development. They have to maintain their water runoff on their property pre and post. Mr. Ginalski talked about the development of Margate, which was developed in the 1970's. Mr. Peterson indicated that they have included so many levels of protection that just did not exist back in the 1970's.

Mr. Poltak asked if there were any further questions. Mr. Manning of Rockwood Terrace asked whose responsibility it would be for pumping the septic systems. Mr. Peterson stated that it would be the Homeowner's Association responsibility as they would be maintaining the grounds, the landscaping, the plowing, no RV's, no sheds or anything like that but all the septic systems will become part of the Homeowner's Association. Mr. Manning asked about the coy dogs coming through there and believed they were coming where Phase III and Phase IV and asked if there was any mitigation for that. Mr. Peterson again talked about the fact that they have to work with Fish and Game because of the wetland impacts and their allowed to develop the property but they have to do it in a proper way. They have decided to put in a wildlife corridor and that's where they are at and that's why they walked the property to see if it made sense. Mr. Peterson pointed out the locations on the plan that were in place. Mr. Manning stated that it was a pack and not just 4 or 5 dogs.

Mr. Poltak stated that Mrs. Rouleau-Cote had informed him about the cistern and asked Mr. Peterson about the fire cistern and could he share what had transpired. Mr. Peterson explained that they have spoken with the Fire Chief and that the Fire Chief stated that the fire cistern at the end of Tanglewood Drive is sufficient if the buildings are sprinkled. Mr. Tatem asked for a copy of that agreement with the Fire Chief as they would need something in writing which would be necessary to add to the file. Mr. Peterson stated that he would get something to the Board and Mr. Tatem. Mr. Manning asked about what the buildings would look like as it was mentioned at a previous meeting that something would be shown as to what the buildings would look like.

Mr. Poltak wanted to come to closure tonight with what the next steps would be. This is one continued hearing that is a process to get us to an end point. With that said, he is looking at what was talked about tonight and mentioned the proposed zoning amendments and the 12 amendments to the zoning ordinance that were submitted by the neighborhood and the timing to review them all. Mr. Poltak indicated that there would be two (2) meetings in January and that the first meeting would be to meet the timetable associated with zoning amendments and the second meeting would be taking up the continuation of our discussion relative to this proposed development. Mr. Poltak talked about the timetable with regard to the phasing of this project, which would be a topic of discussion at the next hearing along with Stantec's complete review associated with the engineers which will be on the next agenda as well. Mr. Poltak asked Mr. Tatem and Mr. Peterson if they had anything to add. Mr. Peterson asked for a straw pole of the Board regarding the connection of the two (2) roads but understood what Mr. Tatem was talking about and possibly bonding the road. Again, the Board and Mr. Peterson talked about

the Fire Chief being okay with only building off of Tanglewood and not connecting the two (2) roads right away due to the location of the cistern and each dwelling unit being sprinkled. Mr. Rolfe is okay with not connecting the two (2) roads if the Fire Chief was okay and asked about possibly bonding the road to be sure that the two (2) roads eventually do connect. Attorney Dan Muller talked about the cost of connecting the two (2) roads where there are no lots there but if the town was looking for assurance that what they could do and that the Board is probably aware that the legislature recently amended the subdivision statute relative to bonding. Attorney Muller went on to say that you can't require it at the beginning of construction, but you can require it prior to the issuance of a building permit or the sale of any lot, which is how it now reads. They are willing to basically put up the bond that would cover the connection there between Rockwood and Tanglewood. So at least the Board would have assurance that the road would connect.

Mr. Poltak commented that, what he does not know is the statutory that the community has to require compliance completely with its regulations associated with road construction relative to the approval of a project that will be phased to the degree of this project being phased. The project is looking for the eventual approval to go forward for a long period of time depending on the economy. We have the phases that were discussed tonight and that he needs to speak with town counsel to discuss length of road and the four (4) phases. A brief discussion ensued with regard to speaking with town counsel.

Ms. Leblanc mentioned the length of cul de sac and not going beyond within the Town of Auburn and it came up again in the last few meetings and would like the Board's thoughts on that. Also, she asked about septic's, parking and lighting and did not want to see LED lights lighting up her backyard. Mr. Peterson pointed out that the plan does show that they have access to all the septic systems and parking is noted on the plan and that they do have a lighting plan in place.

At this time, Mr. Poltak turned to Mrs. Rouleau-Cote with regard to the calendar for January and pointed out January 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup> and 24<sup>th</sup>. Mrs. Rouleau-Cote believed that the Board could meet on the 24<sup>th</sup> as long as it's before the 29<sup>th</sup>, which is a Monday. So the Board could meet on the 10<sup>th</sup> and the 24<sup>th</sup> or the 3<sup>rd</sup> and the 17<sup>th</sup> for zoning amendments. Mrs. Rouleau-Cote believed the Board wanted to get on zoning amendments for January 3<sup>rd</sup>. A brief discussion ensued with regard to zoning amendments. Lastly, Mr. Poltak concluded that the Planning Board would take up zoning amendments on January 3<sup>rd</sup> and then the second meeting where we would continue this Public Hearing would be January 24<sup>th</sup> because he wanted enough time for all of Stantec's work and Mr. Peterson's work to coordinate any outstanding items.

With that said, Mr. Poltak asked for a Motion to Continue the Public Hearing for Tanglerock Holdings, LLC until January 24<sup>th</sup>.

**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, January 24<sup>th</sup>, 2024. Mr. Rolfe 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, January 24<sup>th</sup>, 2024 and that this would be their only notice. Mr. Peterson thanked the Board and the discussion ended.

## **OTHER BUSINESS**

The Board members and Mrs. Rouleau-Cote discussed the possible zoning amendments and Mr. Poltak stated that he was totally opposed of having the ADU's by right. Mr. Poltak stated that he has no problems with the other three (3) proposed amendments but is opposed to the ADU one and would like to take that one out so they can review it further. With that said, Mr. Poltak asked for a Motion so that they could move forward the January 3<sup>rd</sup>. Mrs. Rouleau-Cote wanted to clarify that they would be doing the definition of home office, home shop and home business as well as the Floodplain amendment and the Growth Management Ordinance which would be just changing some language. Mr. Poltak stated that there is no need for a motion and that it would just be published for the Public Hearing on January 3<sup>rd</sup>, 2024. Mrs. Rouleau-Cote said yes.

## **Adjourn**

Mr. Poltak asked for a Motion to Adjourn.

**Mr. Porter made a motion to adjourn. Mrs. Marzloff seconded the motion. A vote was taken, all were in favor and the meeting was adjourned at 8:49pm.**

**The next Planning Board meeting is scheduled for Wednesday, January 3<sup>rd</sup>, 2024 at 7:00 pm. This meeting will be held at the Auburn Town Hall, 47 Chester Road. This date is subject to change.**