

**Town of Auburn  
Planning Board  
PUBLIC HEARING  
ZONING ORDINANCE MEETING  
January 7, 2015**

**Present:** Ron Poltak, Chairman, Alan Côté, Vice-Chairman, Paula Marzloff and Karen Woods, Members. Jim Tillery and Steve Grillo, Alternates. Russell Sullivan, Selectmen's Representative. Minutes recorded by Denise Royce.

**Absent:** None.

Mr. Poltak called the meeting to order at 7:00 p.m. and introduced everyone present that there was a full Board tonight.

- Mr. Poltak pointed out that, with respect to the minutes that they have a citation that needed to be changed associated with a motion that was made at the December 17<sup>th</sup> Public Hearing. The change was with respect to the discussion of the Mt. Miner project off of Harvard Ave. Mr. Poltak asked for a motion to accept the minutes with the change made to the Tax Map and Lot number from Tax Map 9, Lot 28-1-39 to Tax Map 9, Lot 28-1.

## **MINUTES**

***Mrs. Marzloff moved to accept the minutes of December 17, 2014 as amended, Mr. Côté seconded the motion. A vote was taken; all were in favor, the motion passed.***

At this time, Mr. Poltak stated that he would like to conduct the Public Hearing first and read the proposed amendment aloud as follows.

## **PUBLIC HEARING**

- The purpose of the public hearing is to present proposed amendments to the Town of Auburn Zoning Ordinance, and to solicit comments and discussion relative to the proposed amendments.

Proposed amendment includes:

1) Amend the Auburn Zoning Ordinance to re-zone the portion of Map 9, Lot 28-1 approved for residential subdivision by the Auburn Planning Board and depicted in subdivision plan D-37962 recorded at the Rockingham County Registry of Deeds October 15, 2013 from current Industrial Zoning District to Residential – One (R-1) Zoning District? A copy of the tax map showing the subject property and the area to be re-zoned is posted and available for review at the Auburn Town Offices.

[NOTE: This amendment would re-zone an area currently zoned Industrial, which has been approved for residential subdivision by the Auburn Planning Board, in order to clarify the use which is now permitted for the land, and to avoid any confusion over applicable use of the land as it is developed for residential use. Under the proposed amendment, Map 9, Lot 28-1-39, consisting of 54.06 acres, shall remain within the current Industrial District. A copy of the

tax map showing the subject property which would be affected by the proposed amendment is available for review at the Auburn Town Offices and is posted with the text of the proposed amendment at the Auburn Town Offices.]

Mr. Poltak wanted to thank Mrs. Rouleau-Côté for her work that she has put into for this effort and asked if anyone had anything to add to this. There was no response

***Mr. Côté moved to recommend the Amendments to Zoning Ordinance as amended which includes Amendment No. 1 through Amendment No. 11. Mrs. Marzloff seconded the motion. A vote was taken; all were in favor, the motion passed.***

***Mr. Côté moved to close the Public Hearing for comment. Mrs. Marzloff seconded the motion. A vote was taken; all were in favor, the motion passed.***

- Mr. Sullivan suggested that the Board make a motion to notice and post on the ballot. Discussion ensued with regard to the dates required to post.

- ***Mr. Sullivan moved to post by January 9<sup>th</sup>, 2015. Mr. Côté seconded the motion. A vote was taken; all were in favor, the motion passed.***

## **ANNOUNCEMENTS/CORRESPONDENCE**

➤ None were reviewed at this time.

## **GENERAL BUSINESS**

- **Informal – Don Duval  
Elmer Pease/Deb Richards  
Raymond Road, Tax Map 11, Lot 11-1  
Discuss possible subdivision plan**

Mr. Pease began by saying that he has been working with Mr. Duval on behalf of Deb Richards with regard to a possible subdivision plan off of Raymond Road. Mr. Pease indicated that he has met with Mr. Herman as well as Mr. Dross and Mr. Tatem with regard to a portion of Raymond Road. Mr. Pease stated that there is some work to be done on a culvert to improve the road. Mr. Pease informed the Board members that the application has been approved by the State and that now it is sitting at FEMA for funding. Mr. Pease said that he needs to speak with Mr. Dross to find out the scope of that work and that Mr. Herman believed that they could get approval from FEMA within the next 30 days. What he preferred to do is to spend the money on Raymond Road rather than build a cul de sac. One of the options is to upgrade Raymond Road and build the lots on Raymond Road and the second option was to build a cul de sac and have the lots on the cul de sac off of Raymond Road and third option was to go for a variance. Mr. Pease stated that he was informed that Mr. Dross would be doing the work on Raymond Road this fall. Discussion ensued with regard to what portion of Raymond Road Mr. Pease would be upgrading and it was determined that Mr. Pease would be upgrading the portion from Chester Turnpike to the property on Raymond Road to be developed. Mr. Côté did not have an issue of what Mr. Pease was proposing to do seeing that he would be upgrading a portion of Raymond Road and pave all the way up to the property he was proposing to develop because that was exactly what the Board was looking for. Mr. Pease agreed. Mr. Côté also pointed out that when they built on Tax Map 11, Lot 11 they did overhead wires and with the

proposed four (4) lot development that they would be looking for underground utilities. Mr. Pease understood what the Board would be requiring with regard to underground utilities.

Mrs. Rouleau-Côté informed the Board and Mr. Pease that she had traveled on Raymond Road today and that it was a sheet of ice because it was a gravel road. A brief discussion ensued with regard to whether or not the development on Raymond Road was considered premature and scattered development.

Mr. Sullivan wanted to make sure that he understood what Mr. Pease was looking for between the two (2) different plans he was proposing which showed four (4) lots on Raymond Road and only three (3) lots on the cul de sac. Mr. Pease said yes. Mrs. Rouleau-Côté asked who would be doing the road design with regard to the upgrades to Raymond Road. Mrs. Rouleau-Côté further asked if it would be the developer or the Town of Auburn. Mr. Côté believed that there would have to be a plan in place in order to figure out what the surety would be and then you would have to have the surety in place in order for the plan to be signed before the lots could be conveyed. Mr. Sullivan reiterated that Mrs. Rouleau-Côté's question was "who was going to do it"? Mr. Pease stated that the landowner would prefer to give the money to the town in concert to what they would be already doing out there with regard to the drainage. Mr. Poltak pointed out that the Board could not approve anything until such time that the lots had appropriate frontage on a paved road. Mr. Pease believed that Mr. Dross could do it better and would be more economically. Mrs. Rouleau-Côté stated that she was not comfortable with the Town of Auburn being responsible for improving the frontage for a subdivided lot. A brief discussion ensued with regard to the town's responsibility.

Mr. Poltak wanted to ask the two (2) Selectmen who were present tonight what their thoughts were with acceptance of this road. Mrs. Rouleau-Côté stated that she asked Mr. Eaton if the Selectmen were aware if this was in there road reconstruction budget and it was not. Mr. Sullivan stated that this was the first he was hearing about this and that nothing has been said to them as Selectmen about the FEMA work. Mr. Sullivan did not know anything about the conversation that Mr. Pease had with Mr. Herman.

Mr. Poltak believed that it was feasible to get all of this done but thought that they needed more dialogue. Mr. Pease believed that as long as he can get the pieces in order to make the Planning Board comfortable to make their decision easier. Mr. Pease stated that the key was Raymond Road. Mr. Poltak did not think that anything was going to happen until they hear from FEMA. Mr. Poltak pointed out that the Board could not approve anything until such time as they understand how all this will play out. Mr. Côté did not see any reason why they could not tie into a plan done for a FEMA project as this was not a very complex plan. Mrs. Rouleau-Côté could not understand why Mr. Pease wouldn't want to put this out to bid instead of relying on the town being his best option. Mr. Pease said that the reason was because the town was already going to be doing some improvements on Raymond Road already. Mr. Pease believed it was an economical decision. Mr. Pease said that he would look over the numbers and if it was higher than what he could get it done for then he would deal with it then. He was trying to pick an option that would work.

Mr. Sullivan pointed out that other developers have been made to upgrade existing roads such as Lovers Lane, Coleman Road and Steam Mill Road where the developer designed it and got it approved by two (2) Boards because it was an existing road, the Selectmen do have jurisdiction and then send it to the Planning Board. Mr. Pease did not have any problem doing that.

Mr. Côté asked Mr. Pease if this was enough direction to get him started. Mr. Pease said yes. At this time, Mr. Poltak thanked Mr. Pease and Mr. Duval for their presentations.

### **Informal – George Chadwick**

Mr. Chadwick did not attend the hearing tonight.

### **Mark & Pamela Guilmain, Trustee Of the Notting Hill Trust 55 Miner Road, Tax Map 9, Lot 6 Release of Surety in the amount of \$1,596.00**

Mr. Poltak explained that there was a request to release the surety in the amount of \$1,596.00 for 55 Miner Road and further informed the Board that Stantec had gone out and that everything was complete and that no further activity is required. Mr. Poltak read the request into the minutes for the record.

***Mr. Côté made a motion to release the surety in the amount of \$1,596.00 for 55 Miner Road, Tax Map 9, Lot 6. Mrs. Marzloff seconded the motion. A vote was taken; all were in favor, the motion passed.***

### **Rick Eaton/Espana Builders Wethersfield Phase III, Tax Map 2, Lot 3 Drainage and Cistern Revisions**

Mr. Eaton began by saying that there was field change where the existing cistern was in front of Lot 9-19 and that they received approval from the Fire Chief and Stantec to move it up the street to between Lots 9-18 and 9-19. Mr. Eaton also explained the change within the drainage easement on Lot 9-8 because the drainage easement didn't need to be that big so they made it 30 feet by 30 feet. Mrs. Marzloff asked if the lots were still owned by Espana. Mr. Eaton said yes. Mr. Tatem informed them that they needed to make these changes and now they have all been made and the certified foundations are on the plan as well. Mr. Eaton stated that the only thing would be for the Board to approve it and then Mr. Mitchell would prepare the mylars to be signed and the last thing would be to have it recorded.

***Mr. Côté made a motion to approve the revised drainage and cistern easements for Tax Map 2, Lots 9-8, 9-18 and 9-19 on Winchester Way. Ms. Woods seconded the motion. A vote was taken; all were in favor, the motion passed.***

Mr. Eaton informed Ms. Royce that he would get a title block put on the plan and get the mylar to her for signature to have it recorded.

### **OTHER**

No other business was noted.

### **ADJOURN**

***Mr. Côté moved to adjourn the Hearing. Ms. Woods seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:34 p.m.***

*The next Planning Board meeting will be a Public Hearing and should take place at the Town Hall, 47 Chester Road on Wednesday, January 21, 2015.*