

**Town of Auburn  
Planning Board  
PUBLIC HEARING  
November 5, 2014**

**Present:** Ron Poltak, Chairman; Alan Côté, Vice-Chairman; Karen Woods and Paula Marzloff, Members; Jim Tillery and Steve Grillo, Alternates. Minutes recorded by Kathryn Lafond.

**Absent:** Russell Sullivan, Selectmen's Representative

Mr. Poltak called the meeting to order at 7:00 p.m.

**MINUTES**

***Mrs. Marzloff moved to accept the minutes of October 15<sup>th</sup>, 2014 as written, Ms. Woods seconded the motion. A vote was taken; all were in favor, the motion passed.***

**ANNOUNCEMENTS/CORRESPONDENCE**

None were reviewed at this time.

**GENERAL BUSINESS**

**Rick Eaton**

**Wethersfield Subdivision, Tax Map 2, Lot 3  
Request Additional Building Permits**

Mr. Eaton indicated to the Board that he is requesting two additional building permits. Mr. Côté summarized a memo from Building Inspector, Carrie Rouleau-Cote, as of October 30<sup>th</sup>, 2014 60 new home permits were available as of 2014 town meeting, 15 new home permits have been issued since 2014 town meeting, 32 new home permits have been issued total in 2014. Mr. Côté stated that there are more than adequate permits to give at this time.

***Mr. Côté moved to grant the request of Mr. Richard Eaton, Espana Building & Development for two additional building permits in the Wethersfield Subdivision under Article 12 Growth Management of the Town of Auburn Zoning Ordinance, Mrs. Marzloff seconded the motion. A vote was taken; all were in favor, the motion passed.***

**Informal – Keith Coviello**

**On Behalf of Keith Martel**

**58 Dearborn Road, Tax Map 8, Lot 42**

**Discuss Potential Subdivision**

Mrs. Marzloff recused herself from the discussion. Mr. Martel presented to the Board, indicating that he is proposing a subdivision off of Dearborn Road across from Copley Court. Mr. Martel stated that he has two conceptual designs, one being a conventional subdivision and one being a cluster. The property is approximately 51 acres and currently has a cape style house on it. Mr. Martel showed where the current house is located and described the parcel as abutting Ryan Road and Manchester Water Works on two sides. Mr. Martel continued that they did go

before the Conservation Commission and there is a tier 1 wetland that is identified in the town's prime wetland study that this parcel slopes down to.

Mr. Martel continued to describe the presented conventional subdivision design indicating that the intent is to retain the existing white house, construct a u-shaped road and create 18 new lots for a total of 19 lots. Mr. Martel noted that there would be minor wetland impact but they are able to maintain setbacks.

Mr. Martel went on to describe the presented cluster subdivision indicating that the quality of land does not meet the 20% buffer requirement in the Subdivision Regulations. This proposal creates 22 new lots with 1,500 feet of road. Mr. Martel commented that the Conservation Commission favored the proposed cluster as it provides a greater buffer to the identified wetland and there is no need for wetland impact permits. Mr. Martel noted that the lots sizes are  $\frac{1}{2}$  acre to  $\frac{3}{4}$  acres, the building envelopes are set from the road and described the proposed visual breaks within the subdivision. Mr. Martel commented that either plan works well for them. Mr. Poltak verified that the Conservation Commission favored the cluster proposal. Mr. Martel confirmed that as it provides more of a buffer. Mr. Côté indicated that while the buffer may be larger the cluster creates more lots and more discharge. Mr. Côté commented that he is trying to find something exceptionally compelling in order to move away from the conventional to the cluster, he finds the horseshoe roadway attractive. Mr. Côté commented that he would like to see more of a mix of conventional and cluster. Ms. Woods concurred and stated that she hates to see lots like 17, 18 and 19 on the proposed cluster subdivision plan. Mr. Martel noted that they were looking more at road geometry and buffers rather than lot lines. The Board agreed that they would like to see the minutes from Mr. Martel's meeting with the Conservation Commission. Mr. Côté referenced that the conventional design provides nice building envelopes and buffers, building envelopes in clusters get tight, what if buyers want to put in a pool or add a deck. Mr. Martel again noted that the Conservation Commission and Manchester Water Works favored the cluster proposal but either way works. Mr. Côté suggested the Board invite the Conservation Commission in for a round table discussion. Mr. Martel commented that this is a good cluster design. Mr. Côté commented that he doesn't want to see another Illsley Hill repeat. Mr. Martel spoke with regards to the design mistakes within Illsley Hill and noted that he applied a lot more logic to the Longmeadow subdivision. Mr. Poltak spoke to the Conservation Commission's focus, noting a seminar that members attended and state that moving forward the Planning Board will meet jointly with the Conservation Commission. The Board agreed to invite the Conservation Commission in to the first Planning Board meeting in December. Mr. Grillo commented regarding the applicant being impartial. Mr. Côté commented that it still makes sense to have dialogue with the Conservation Commission. Mr. Martel noted that the owner favors a cluster design. Mr. Tillery commented that he wants to be consistent in the decision of the Board.

## **OTHER BUSINESS**

Mr. Grillo indicated that the sub group met and identified 3 points and could use some direction on what the next steps should be. The points being:

Propose a change to the ordinance which includes a statement requiring wet land buffers to be excluded from lots.

Get clarity around the language and definition around contiguous land.

Potentially add language which would allow the board to require an environmental impact study if the board deemed necessary.

Mr. Côté noted that these are good points as well as reducing granting waiver. Mr. Côté noted that even this cluster proposal asks for a waiver of the buffer on the right side. Ms. Woods noted it was going to be tough to define contiguous. Mr. Poltak questioned where the wetland

setback regulation came from. Mrs. Marzloff noted that Mr. Sullivan would know. Mr. Côté noted that it used to be 125 feet regardless of wetland tier, now the number of feet is reduced depending on the tier. Mr. Côté suggested that the subcommittee come up with verbiage and send it around and everyone can provide input. Mr. Côté noted that subdivision regulation verbiage does not need to go before town meeting. Mr. Poltak noted that changes to the setbacks would need to go before voters.

Mr. Poltak spoke with regards to the history of the compilation of the Master Plan and informed the Board that he had two meetings on individual basis with Stantec Consulting and Southern New Hampshire Planning Commission. Stantec proposed working with a planner that they use in other communities and would like direction from the Planning Board regarding what their goals are. Southern New Hampshire Planning Commission would work with Stantec. Stantec would be Mr. Poltak's recommendation for assistance with the Master Plan update. Mrs. Marzloff commented that the public views the Master Plan as a road map but she thinks it should be more of a philosophical document. Mrs. Marzloff commented that Southern New Hampshire Planning Commission focuses on making all communities plans the same. Mr. Côté added that he would like to see a Request for Proposal, he does not want to spend a fortune to update the Master Plan if it only need minor editing. Mr. Tillery agreed that the Planning Board should review the Master Plan and determine if it needs to be completely revamped or just needs some editing. Mr. Côté suggested the Board review it a little at a time on the first meetings of the month. The Board was agreeable with that.

## **ADJOURN**

***Mr. Côté moved to adjourn. Ms. Woods seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:55 p.m.***

*The next Planning Board meeting will take place on Wednesday, November 19<sup>th</sup>, 2014 and will be held at the Town Hall, 47 Chester Road.*