

**Town of Auburn
Planning Board
September 2, 2015**

Present: Ron Poltak, Chairman; Alan Cote, Vice Chairman; Paula Marzloff and Steven Grillo, Members; Dale Phillips, Selectmen's Representative. Minutes recorded by Denise Royce.

Absent: Karen Woods, Member; Jim Tillery, Alternate Members

Mr. Poltak called the meeting to order at 7:00 p.m. and introduced the Board members to those present. Mr. Poltak informed the Board that Ms. Karen Woods is resigning from the Planning Board. Mr. Poltak read from RSA 673:12 Filling Vacancies for Membership: For an elected member, by appointment by the remaining board members until the next regular municipal election at which time a successor shall be elected to either fill the unexpired term or start a new term, as appropriate. Mr. Poltak indicated that he would like to elevate Mr. Steve Grillo to the vacancy left by Ms. Woods.

Mr. Cote moved to appoint Mr. Steve Grillo to the vacant member position until the next election in March; Mrs. Phillips seconded the motion; a vote was taken and all were in favor, the motion passed unanimously.

Minutes

Mrs. Marzloff moved to accept the minutes of the August 19th, 2015 meeting; Mr. Cote seconded the motion; a vote was taken and all were in favor, the motion passed unanimously.

General Business

**JMJ Properties, LLC
Lovers Lane Subdivision, Tax Map 8, Lot 2
Request Additional 7 Building Permits**

The applicant stated that they would get going right away as they want to stay busy for the next few months. Mr. Poltak indicated that there have been 20 building permits issued since January 1st, from town meeting to town meeting they have 61 permits available.

Mrs. Marzloff moved to grant an additional 7 building permits to JMJ Properties, LLC for the Lovers Lane Subdivision; Mr. Cote seconded the motion; a vote was taken and all were in favor, the motion passed unanimously.

The timeline and cutting process were briefly discussed.

C-Squared

**65 Dartmouth Drive, Tax Map 6 Lot 18-5
Request to Expand Paved Parking Area**

Mr. Poltak stated the applicant discussed a site plan amendment at the last meeting. Mr. Doug MacGuire introduced himself and presented a plan depicting the proposed paving expansion. Mr. MacGuire indicated that they are shooting for the October public hearing for the overall site review for now they are asking to pave an area to add 26 parking spaces. Mr. MacGuire spoke briefly about the drainage and impervious surfaces. Mr. Cote noted that the site was designed for a full build out and since the applicant will be coming back before the Board so quickly for the site plan review he would like to business friendly and allow the additional parking as proposed without a site plan review.

Mr. Cote moved to approve the request to expand the paved parking area to add 26 more parking space as depicted in the provided plan; Mr. Grillo seconded the motion; a vote was taken and all were in favor, the motion passed unanimously.

PUBLIC HEARING

**David Scarpetti
The Shirley O. Stark Rev. Trust
93 Rockingham Road, Tax Map 30, Lot 5
Zoned Commercial Two
Minor Subdivision (create 1 new lot)
Continued from August 19, 2015**

Mr. Joe Wichert presented the Board a plan for the proposed subdivision and described the buildings and wells to be removed and filled in. Mr. Wichert went on to show the two potential driveway locations and the measured line of sight. Mr. Wichert explained that he hoped to have the State subdivision approval by today but NH Department of Environmental Services is understaffed, they will be out this week however. Mr. Cote indicated that there are 3 monuments to be set. Mr. Wichert confirmed that. Mrs. Marzloff indicated that there is no signature block. Mr. Wichert stated that would be added. There were comments from abutters. Mr. Grillo asked regarding the driveway across the street from the proposed driveway. Mrs. Marzloff clarified that those driveways are already existing. Mr. Cote indicated that the Planning Board has already accepted jurisdiction on the application.

Mr. Cote moved to approve the minor subdivision of 93 Rockingham Road as proposed with the conditions that the town be provided certification that the bounds are set, any necessary escrow is established and State subdivision approval is received within 90 days; Mrs. Marzloff seconded the motion; a vote was taken and all were in favor, the motion passed unanimously.

MASTER PLAN/CIP UPDATE

Mr. Poltak informed the Board that he followed up with Stantec and they are putting together a comprehensive schedule which should be ready to present at the next meeting, the Planning Board will then need to discuss and agree to a meeting schedule.

OTHER

Mr. Poltak stated that he was asked regarding the bend in Lovers Lane, people thought the road was to be straight. Mr. Poltak asked if any of the Board members know where this perception comes from. Mr. Cote did not recall the Planning Board requiring straightening the road and suggested the plan be reviewed. A brief discussion regarding curves in the road slowing traffic down ensued.

Mr. Poltak commented that he has also received calls about the buckle up signs that are around town. Mrs. Marzloff explained that the Board of Selectmen approved the signs and went on to describe the campaign as was presented to the Board of Selectmen. Mr. Cote indicated that the campaign is going on in Derry too.

ADJORN

Mrs. Marzloff moved to adjourn the hearing; Mr. Cote seconded the motion; all were in favor, the motion passed unanimously and the meeting stood adjourned at 7:28 p.m.