

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
September 21, 2016

Present: Ron Poltak, Chairman; Paula Marzloff, Michael Rolfe & Steve Grillo, Members. Jeff Porter, Alternate. Dale Phillips, Selectmen's Representative.
Minutes recorded by Denise Royce.

Absent: None.

Mr. Poltak called the meeting to order at 7:00 p.m. and asked the Board members to introduce themselves to everyone present tonight.

MINUTES

Mrs. Marzloff moved to approve the minutes of September 7, 2016 with one correction to be made, Mrs. Phillips seconded the motion.

Mrs. Marzloff began by saying that on page 1, in the middle of the paragraph where the Board was talking about reclamation of the gravel pit and it says "discussion pretty much came to say that grassing it was okay" and Mrs. Marzloff did not believe that the Board ever agreed to that and would like that removed from the minutes. Mrs. Marzloff indicated that she believed that the Board wanted the Conservation Commission to look at it and to give the Board an opinion on whether the replanting of trees was necessary. The other Board members all agreed and made a motion to remove that statement made in the minutes.

Mr. Poltak recalled that they did have a flash back to a prior meeting where Mr. Cote made a motion that the area in question was to be loamed and seeded because he believed that natural growth would come back respectful of maturation. A brief discussion ensued with regard to what had been discussed at a prior meeting.

Mrs. Marzloff again pointed out that she would like that section to be removed from the minutes. Again the Board members all agreed with Mrs. Marzloff and a motion was made.

Mrs. Marzloff made a motion to remove the sentence where it says that "discussion pretty much came to say that grassing it was okay", Mrs. Phillips seconded the motion. A vote was taken; all were in favor, the motion passed.

A vote was taken to accept the minutes with the one correction; all were in favor, the motion passed.

ANNOUNCEMENTS/CORRESPONDENCE

- None were reviewed at this time.

GENERAL BUSINESS

**Informal – Jemco Builders/Jean Gagnon
Long Pond Woods, Tax Map 8, Lot 25
Lovers Lane & Juniper Circle
Discuss Temporary Subdivision Sign**

At this time, Margarita Verani presented on behalf of Mr. Gagnon, who was also present tonight. Mr. Gagnon pointed out that it was placed within the deed and presented the Board members with a copy of the deed where it says ***“This easement shall expire upon the sale of all lots owned by the within Grantor or Jean Gagnon located on Lovers Lane; the Long Pond-Calef Woods subdivision as shown on the above referenced plan; any of the lots owned by the within Grantor located in the “Lovers Lane Estates” development as shown on the plan of land recorded in the Rockingham County Registry of Deeds as Plan 37229 and also shown as Tax Map 8 Lot 25; and the Saddle Hill subdivision located on Tax Map 8, Lots 2-2 through 2-40 on the Town of Auburn Tax Assessor’s sheets or on July 31, 2019, whichever first occurs.”*** Ms. Verani explained that the property owner changed and that Mr. Gagnon no longer owns the lot where the sign is placed.

Mr. Poltak had a few questions and began by asking about the bushes. Mr. Gagnon stated that they have trimmed those bushes. Mr. Poltak asked if they could do it again. Mr. Gagnon stated that, unfortunately it was no longer their property. Ms. Verani commented that they could mention it to the new homeowners.

Mr. Poltak asked what the length of time that the sign would be up. Mr. Gagnon indicated that they had put it in the deed that it would be until 2019 would be the deadline with the new homeowners so that it would not be there longer than that. Mr. Poltak asked if the new development would be included in the use of this sign. Mr. Gagnon said yes. Mrs. Marzloff asked if they had the authority to permit a sign advertising another property. Mrs. Marzloff believed that our regulations only allowed signage on the subject property only and not on offsite property. Mr. Poltak pointed out that in Mrs. Rouleau-Cote message that it was up to the purview of the Planning Board to approve or disapprove. Mrs. Phillips asked if the homeowner was aware of the easement imposed upon them. Mr. Gagnon said yes as they signed the deed and they are aware that there is a deadline on which the sign would be removed.

Mr. Poltak asked the Board what they would like to do. Mr. Porter asked if it was just the bushes that were causing the concern. Mr. Gagnon said yes because the sign is pretty far back off the road. Mr. Poltak stated that he would agree with that because he

goes by there at least two or three times a day. A brief discussion ensued with regard to the bushes. Mr. Poltak asked the Board for a motion. Mr. Grillo pointed out that there was an easement in place and did not understand why the Planning Board needed to approve this. Mr. Poltak explained that there was a land transfer that occurred and so the Board needs to approve the location for a temporary sign for the second phase of this development until 2019.

Mr. Grillo made a motion for Mr. Gagnon to continue to have a sign, Mrs. Marzloff seconded the motion. A vote was taken; all were in favor with one opposed, the motion passed.

PUBLIC HEARING

**Summit View Development, LLC/Keith Martel
24 Nathaniel Way, Tax Map 5, Lot 104-2
16 Nathaniel Way, Tax Map 5, Lot 104-21
Subdivision Approved May 16, 2007 &
Recorded on November 1, 2007 (D-35093)
20 Lot Cluster Subdivision – Lot Line Adjustment
Zoned Residential Two**

Mrs. Marzloff recused herself from this discussion.

Mr. Coviello presented on behalf of the applicant and passed out copies of the proposed Lot Line Adjustment. Mr. Coviello explained the location of the lots and indicated that they had a buyer and that the buyer preferred to have the easement as part of their lot and that it also allowed them some additional flexibility for the driveway for this particular lot. Mr. Coviello also pointed out that the loss of this portion of land to the other lot would not have a negative effect on the lot either but would just make things easier. Mr. Poltak believed that it was pretty straight forward. Mr. Poltak further explained that basically they were transferring a quarter of an acre from one lot to the other. Mr. Coviello said yes and that there is no house on one of the lots but there was a foundation on the other lot. At this time, the Board reviewed the plan provided by Mr. Coviello and did not see an issue with what they were proposing to do.

Mr. Poltak stated that he has walked that property many times and turned to the Board for their input. Mr. Coviello added that he has spoken with Mrs. Rouleau-Cote and that by doing this it makes the lot more marketable.

Mr. Poltak asked for questions from the Board members. None were noted. Mr. Poltak asked if there were any questions from abutters. None were noted. Mr. Poltak stated that there were not questions or comments from the Board or abutters and asked for a motion to be made.

Mrs. Phillips made a motion to approve the Lot Line Adjustment between Tax Map 5, Lot 104-2 and Tax Map 5, Lot 104-21 for Tilton Place Subdivision, Nathaniel Way, Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Coviello thanked the Board for their time and exited the meeting.

OTHER

Mr. Poltak explained that there were two applicants before the Board tonight seeking the Board's approval for an Alternate position on the Planning Board. At this time, Mr. Poltak stated that Jess Edwards and Tom Lacroix were both present tonight and explained to the Board that they were before the Board tonight to present themselves to the Board for approval. Mr. Poltak asked Mr. Edwards to begin by telling the Board a little about himself. Mr. Edwards began by saying that he teaches graduate studies at SNHU and he has a small construction company. Mr. Edwards further added that he is running for State Representative and that he was talking with Mr. Headd about what he could do to help out within the community and he suggested that he come talk to the Planning Committee. Mr. Poltak asked Mr. Edwards how long he has lived in Auburn. Mr. Edwards stated that he has lived in Auburn for 3½ years and that he was Mrs. Phillips' neighbor. Mr. Poltak welcomed Mr. Edwards and moved on to Mr. Lacroix.

Mr. Lacroix began by saying that he has lived in Auburn for a year and a month and just retired from the marine corps and grew up in Gilford and moved here last October and just started coming to the Selectmen's meetings and a few Planning Board meetings as well. Mr. Lacroix added that he was interested in serving the town.

Mr. Edwards commented that this was his last house and was not planning on moving and basically was planning on living here for the long haul. Mrs. Phillips believed that the Board needed new blood and that they have two people that have no experience and it would be good to have them come on board.

Mrs. Marzloff noted that Mr. Lacroix had attended several Planning Board meetings because she has seen him attend the meetings and pointed out that Mr. Edwards had not and further pointed out that everything they do is done by State Statute or Town Regulations and thought it would have been better if he had attended a few Planning Board meetings. Mr. Edwards commented that he had 33 years dealing with a highly regulated environment called the U.S. Military and that he also works full time as a compliance officer for International Privacy and understands legislative frameworks as a State Rep he would be on the Statute side of this and believes he could climb that learning curve. Mrs. Marzloff asked Mr. Lacroix and Mr. Lacroix stated that he understands that there is a lot to learn and makes no promises up front and understands that it would be a learning experience and was not an issue.

Mrs. Marzloff talked about growth control management regulations and that the Board needs to follow the guidelines. A brief discussion ensued and Mr. Edwards understood that this was an Alternate position. Mrs. Marzloff explained that if a Board member was absent that Mr. Poltak would have to elevate an Alternate to fulfill that position for that night's meeting.

Mr. Poltak wanted to welcome both Mr. Edwards and Mr. Lacroix and wanted to share from his years of experience that he has lived in or on the Board in this community his whole life and has gone to planning school and became a state planning director. Mr. Poltak further added that he spent 15 years on the Manchester Planning Board and then when he moved to Auburn that he was asked to come onto the board as an Alternate Member of which he agreed to do. Mr. Poltak stated that it is an enjoyable experience and that you have to be very patient but the majority of it comes through experience. Mr. Poltak went on to the point that Mrs. Marzloff said relating to statutorily in the State of New Hampshire that if your elevated to the capacity of sitting individual and they have a vote that night that he has to be aware of the fact that you were here sitting as an Alternate when the hearing took place and a Member is absent and you the Alternate were present then you would be elevated. With that said Mr. Poltak stated that they would work together and asked the Board to do a motion to accept both Mr. Lacroix and Mr. Edwards.

Mr. Grillo made a motion to accept both Tom Lacroix and Jess Edwards to become an Alternate Members of the Planning Board for one year, Mrs. Phillips seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Poltak talked about going before the Budget Committee and wanted to discuss updating the Master Plan. Mr. Poltak talked about the major change in the regulation with regard to the Cluster Regulation. Mr. Poltak went on to talk about updating the Subdivision Regulations to be compatible to the new cluster ordinance which was also time consuming.

Mr. Poltak talked about the Capital Improvements Plan and that he has spoken with Stantec with regard to the proposal and noted that Mrs. Marzloff is Chairing that committee. Mrs. Marzloff asked if there was a contract with Stantec. Mr. Poltak is hoping within the month of October that he will be able to bring in a new proposal with regard to developing the Master Plan and to finalize the CIP and thirdly he would like to get underway quickly to make any changes that we need to make relative to the regulations short of zoning. He would like to have all the suggested changes in front of the Board members for discussion soon.

Mr. Poltak pointed out a few issues that have occurred with developers who leave the Planning Board meeting with an approval and then began Alteration of Terrain prior to a pre-construction meeting taking place with the Building Inspector and Town Engineer and would like to have the Conservation Commission at that pre-construction meeting. A brief discussion ensued with regard to this comment. Mr. Poltak believed this was one of the changes that they needed to make with regard to the regulations.

Mrs. Marzloff pointed out that she will be attending a public meeting with regard to developing a regulation with regard to statutory changes this year regarding the number of living units per lot and would try to bring back information on that.

ADJOURN

<p>Mr. Rolfe moved to adjourn the Hearing. Mr. Grillo seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 8:05p.m.</p>
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The next Planning Board meeting will be held on Wednesday, October 5, 2016 at 7:00pm at the Town Hall, 47 Chester Road unless otherwise noted.