

UNAPPROVED MINUTES
Town of Auburn
Planning Board
PUBLIC HEARING
October 18, 2017

Present: Ron Poltak, Chairman. Steve Grillo, Vice-Chairman. Michael Rolfe & Jeff Porter, Members. Paula Marzloff & Tom LaCroix, Alternates. Dale Phillips, Selectmen's Representative. Minutes recorded by Patricia Rousseau and prepared by Denise Royce.

Absent: Jess Edwards, Alternate.

Mr. Poltak called the meeting to order at 7:03 p.m. and asked the Board members to introduce themselves to everyone present.

Mr. Poltak talked about the budget and what he would like to propose for changes to the Zoning Ordinance. A brief discussion ensued between the Board members and Mr. Tatem with regard to the suggested changes the Board would like to make.

MINUTES

Mr. Porter moved to approve the minutes for October 4th, 2017 as written, Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.

PUBLIC HEARING

David & Ann Marie Rioux
40 Spofford Road, Tax Map 16, Lot 16
Zoned Residential One
Minor Subdivision (One Lot)
Continued from September 20, 2017

Mr. Poltak informed the Board members and everyone present tonight that this matter was previously continued until October 18th and now they have to go before the Conservation Commission on November 7th so they have asked for a continuance until November 15, 2017. With that in mind, Mr. Poltak asked the Board for a motion to accept their request to continue until November 15th.

Mr. Porter moved to continue the Public Hearing until Wednesday, November 15th. Mr. Rolfe seconded the motion. A vote was taken; all were in favor, the motion passed.

Mr. Poltak informed everyone present that this would be the only notice and that this hearing has been continued until November 15th.

GENERAL BUSINESS

There was no general business to discuss tonight and therefore Mr. Poltak moved on to the continued Public Hearing scheduled for tonight.

Discuss MASTER PLAN

Mr. Poltak informed the Board members that they will need about \$4,500.00 more to complete the Master Plan and will be going before the Board of Selectmen to request this funding through the Budget. Mr. Poltak went on to say that they will be working for an ordinance with regard to condominiums and would like to have something put together for March town meeting. Mr. Poltak talked about what would be required to move forward and working with SNHPC with getting something put together with regard to condominiums within the Town of Auburn.

Next, Mr. Poltak asked Mr. Tatem and Mr. Whitman to begin their presentation on the Master Plan. Mr. Tatem indicated that they would go over the "Transportation" section and passed out copies of this section to each Board member to review. Mr. Tatem went through each part of the Transportation which included the following:

- Roadway Classification
- Functional Classification
- Administrative Classification
- Traffic Flows
- Traffic Accidents
- NHDOT Ten-Year Transportation Improvement Program/SNHPC Transportation Improvement Program
- Roadway Reconstruction and Drainage Infrastructure Improvements
- Alternative Modes of Transportation

Mr. Tatem pointed out a section on page one that talks about *"The widening of I-93 and the potential impacts of the project are likely the most important transportation issues to be faced by the Town of Auburn in the foreseeable future. This chapter will identify specific issues related to this project and its impacts on the Town."* Mr. Tatem directed the Board to page 3 with regard to traffic flows.

Mr. Tatem went on to talk about the funding section on page 5 which talked about the "Roadway Reconstruction and Drainage Infrastructure Improvements." Mr. Tatem explained his discussion with Mr. Herman, Town Administrator regarding this section.

Mr. Tatem pointed out the discussion that occurred at the last meeting about the Village District, sidewalks and bike paths and asked the Board members if they had any changes that they saw in alternate transportation that they wanted to put in this that was appropriate. Mr. Poltak commented that he did not have any changes but wanted to mention the I-93 widening. Mr. Poltak believed the attraction of the lake has increased and that parking was an issue. Mr. Poltak also mentioned the high usage of the boat ramps here in Auburn and asked Mr. Tatem if they should flag this section with regard to usage for the future. Mr. Tatem asked if the Town maintained the parking for usage of the lake. A few of the Board members stated that it was Manchester Water Works that maintained the parking areas. A brief discussion ensued with parking around the lake for usage of the trails and the lake.

Mr. Tatem stated that he would work on putting something in there and make it clear that this was not part of the towns responsibility but that the town would work with Manchester Water Works. Mr. Tatem indicated that they would also put in the potential progress with the potential sidewalk.

In conclusion, Mr. Tatem asked the Board if they saw any other action items that needed to be addressed moving forward to discuss within the next ten-years. Mr. Poltak believed this was an ongoing discussion. Mr. Whitman commented that the Town of Auburn was a much more rural community than most especially for seniors. Mr. Whitman wanted to give the Board a few things to think about before they moved on to discuss updating the map for future land use of which they have made no changes to, which is where you see potential to direct growth and what type of growth. It does not have to match the existing zoning and it actually ties into what they discussed earlier where they see infrastructure improvements happening and where they see a different density or different type of use over time. Mr. Whitman wanted the Board to know that this was actually a conceptual map as it is for the future Planning Board to implement. A brief discussion ensued with regard to the map and how SNHPC has these maps on file. Mrs. Phillips asked Mr. Poltak if we would be keeping the Village District as it was not possible and was basically useless. Mr. Poltak agreed that it would never occur and that it was useless as well as the public transportation section. A brief discussion ensued with regard to the map and eliminating the Village District. Mr. Poltak asked the Board where they wanted to go with this tonight. Mr. Whitman informed the Board that these were decisions that the Board needed to make but could think about it. Mr. Whitman went on to ask the Board if they wanted to encourage residential above retail or did they want to keep the Village District but change some of the factors. Mrs. Marzloff stated that she would like to see an example of a regulation where you put residential over a business of some sort whether it's an office or retail. She would like to see how this would look. Mr. Whitman gave an example of Portsmouth, New Hampshire. Mr. Poltak did not believe this could happen without sewer and water. Discussion continued regarding the Village District.

The Board briefly discussed the wildlife corridor as well as affordable housing within the Town of Auburn. Mrs. Marzloff wanted to see the Manchester Water works land and the Conservation land separated because on the SNHPC map it's all the same shade of green. Mr. Whitman indicated that he had enough to start updating the chapter and that

Mr. Tatem would be working on the Economic Development chapter and if the Board could think of anything they wanted to see to inform Mr. Tatem and then he could inform him. The Board understood and thanked both Mr. Tatem and Mr. Whitman. Mr. Poltak asked where does the Board go from here regarding timewise, delivery wise and process wise. Mr. Tatem believed that they could probably meet at the first meeting in December as he was unavailable during the month of November. Given this discussion, it would give the Board time to go over their thoughts and suggestions before meeting again the first Wednesday in December. Mr. Whitman explained to the Board that if they had anything to not hesitate to forward their thoughts and suggestions to them prior to meeting in December. Mr. Poltak informed the Board members that the next meeting regarding the Master Plan would take place December 6th.

NEW BUSINESS

There was no new business to discuss tonight.

ADJOURN

Mr. Rolfe moved to adjourn the Hearing. Mr. Porter seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 8:53p.m.

The next Planning Board meeting will be held on Wednesday, November 1st, 2017 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.