

**UNAPPROVED MINUTES
Town of Auburn
Planning Board
January 3, 2018**

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 Denise Royce.

Absent: Jess Edwards, Alternate.

Mr. Poltak explained that what he would like to do is start the formal meeting and then adjourn this meeting and get back to the workshop discussion. With that said, Mr. Poltak called the meeting to order at 7:02 p.m. and indicated that all the members and alternates were present with the exception of Mr. Edwards.

Mr. Poltak wanted something added to the minutes and began by saying that, Mr. Tatem went to the back of the room to review the approved set of plans we had and did an intense review and noted that, none of the fixtures would be over 50 watts. Mr. Poltak pointed out that, presumably all of those stick lighting was over 50 watts each. Mr. Porter believed they were LED's and were probably drawing only a couple of watts. A brief discussion ensued with the lighting. Mr. Poltak went on to say that, they did not know what wattage they were and so the engineer is going back to check the lumens on the lighting.

MINUTES

<p>Mr. Grillo moved to approve the minutes for December 20th, 2017 with the above changes to be added, Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.</p>
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GENERAL BUSINESS

Mr. Poltak stated that they would not be approving anything today and that he did receive the schedule of deadlines as required under State Statute and he spoke with the attorney and discussed the schedule with the necessity of having one Public Hearing. Mr. Poltak further stated that, a second Public Hearing is necessitated only if substantial changes are suggested and agreed to. Mr. Poltak's understanding is that, the deadline to post the legal notice was Thursday, January 4th.

Mr. Poltak began by saying that there were four (4) proposed amendments of which there were two (2) Zoning Amendment changes and two (2) Petitions to Amend. Mr. Poltak did

not believe they would need to hold two (2) Public Hearings. Mr. Poltak began going through the proposed amendments as follows:

- 1) Petition to Amend the Town's Zoning Map by rezoning those lots identified as Tax Map 10, Lots 19 and 20 (in the area of Route 101 Exit 2) from Residential Two (R-2) to Commercial Two (C2). (A brief discussion ensued).
- 2) Petition to Amend Article 2.02(28) "Dwelling Unit, Accessory" to permit detached Accessory Dwelling Units.
- 3) Amend Article 3.13(1) to require multi-unit dwellings to have a minimum lot sizes no less than the acreage requirement per dwelling unit for the zoning district in which the dwelling is to be located.
- 4) Amend Article 4.04(4) to permit certain structures, with an area of two hundred (200) square feet or less, within side and backyard setbacks, but no closer than fifteen (15) feet to any property line.

Ms. Royce asked Mr. Poltak if he anticipated only have one meeting. Mr. Poltak said yes and with that he would like a motion to post and publish notice for first hearing for proposed adoption or amendment of zoning ordinance.

Mr. Grillo made a motion to post and publish legal notice for first hearing for proposed adoption or amendment of zoning ordinances for Wednesday, January 17th, 2018. Mr. Porter seconded the motion. A vote was taken; all were in favor, the motion passed.

MASTER PLAN

The Board members conducted a workshop discussion from 6:00pm until 7:00pm. At 7:00pm Mr. Poltak conducted the Planning Board meeting to vote to post the Notice of Public Hearing for the proposed Zoning Amendments as well as the two (2) Petition Warrant Articles. Once that portion of the meeting was complete, the Board adjourned and went back into the work session.

NEW BUSINESS

Mr. Poltak asked if anyone had any other business. None were noted.

ADJOURN

Mr. Grillo moved to adjourn the Hearing. Mr. Porter seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:35p.m.

The next Planning Board meeting will be held on Wednesday, January 17th, 2018 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.