

**UNAPPROVED MINUTES
Town of Auburn
Planning Board
January 9, 2019**

Present: Ron Poltak, Chairman. Steve Grillo, Vice-Chairman. Jeff Porter, Member. Paula Marzloff & Tom LaCroix, Alternates. Keith Leclair, Selectmen's Representative. Minutes recorded by Denise Royce.

Absent: Michael Rolfe, Member. Jess Edwards, Alternate.

Mr. Poltak had the Board members introduce themselves to everyone present. Mr. Poltak moved on to approval of the December 19th meeting minutes.

MINUTES

Mr. Porter moved to approve the minutes for December 19th, 2018, Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.

GENERAL BUSINESS

Mr. Poltak informed everyone that we have the zoning amendments discussion and wanted to share with the Board that, the attorney has advised them of the schedule for the first Public Hearing on the proposed zoning changes will be on January 14th and should a second hearing be necessary, it would be on January 28th. The last day within the State Statute that we could hold a second hearing. This would be determined upon whether or not we make any major changes based on testimony at the first hearing which would require major adjustments to the proposal. Mr. Poltak pointed out that there are two proposed changes and read each one aloud.

At this time, Mr. Poltak read the notice as it was drawn up by town counsel which reads as follows:

Amend Article 4.08(4) "V" Village Center District: to exclude Multi-Family units as a permitted use; delete as permitted uses by special exception Workforce Housing, Multi-Family and Duplex Dwelling Units; increase the required lot size from one (1) acre to two (2) acres; increase side yard setbacks from twenty (20) feet to thirty (30) feet; and, increase rear yard setbacks from twenty (20) feet to fifty (50) feet.

Delete Article 6 Flood Plain Development Regulations in its entirety and replace it with **Article 6 Floodplain Management Ordinance**. If adopted, the ordinance will more clearly identify National Flood Insurance Program regulations and make them more understandable to town officials and the public. Sections identifying the local floodplain administrator and her responsibilities and to clarify the local administrator's role in regards to floodplain development permitting have been added.

Mr. Poltak went on to say that, they will wait to see if anyone has any questions about it. Mr. Poltak moved on to Mr. Villeneuve and acknowledged that he received his e-mail and at this time, allowed Mr. Villeneuve to address the Board. Mr. Villeneuve began by saying that, he put some of his thoughts together and was viewing this meeting and trying to describe his concepts to Mr. Poltak but instead wanted to show his project to the Board with regard to one of his properties that he has within the Village District. Mr. Poltak allowed Mr. Villeneuve to proceed with his concepts before the Board members. Mr. Villeneuve passed out 3 different proposals which were listed as Concept Plan "A", "B" & "C". Each concept showed different designs of approximately 8 units in different positions. Mr. Villeneuve truly was hoping that the outcome would be to convince the Board members to pull back the Village District zoning change from going on the ballot and that they could work with each other through the next year to come up with something that works for both what he wants to do and what the Board is looking for. Mr. Poltak wanted to clarify that, the Village District is not being eliminated it would be just that the lot sizes would change and the eligibility for uses within the Village District will change but the Village District as an overlay will remain. Mr. Villeneuve believed that by making these changes would make the Village District go away because it would be the same as everything else.

At this time, Mr. Poltak elevated Mrs. Marzloff to a full voting member for any voting that may take place tonight.

Mr. Villeneuve began with Concept Plan "A" and pointed out that Tax Map 26, Lot 22 is a 12 +/- acre lot. It has a dwelling unit in the front and he would be maintaining the 125-foot wetland setback in the rear and pointed out the two structures of which each structure would have four (4) units in them for a total of eight (8) units. Mr. Villeneuve also pointed out that this type of housing would require a waiver from the zoning ordinance that talks about having 80 feet between buildings, otherwise, there was nothing in the existing ordinance that this would require some sort of Variance but does require a Special Exception today and if the Board were to change it then this would not be possible.

Mr. Villeneuve moved on to Concept Plan "B" and explained that it basically only moves the building around (just spins it) and pointed out that it was just a concept and that it was four (4) buildings put together. Mr. Villeneuve passed out a photo showing what the building would look like which would fit in to what the Village District would look like. Discussion ensued with regard to if Mr. Villeneuve would rent these or sell them. Mr. Villeneuve did not know right now. Mr. DiPietro explained that either one would not change the use. Mr. Poltak asked if it would be a private way. Mr. Villeneuve said yes. Mr. Villeneuve again pointed out that this was just a conceptual plan and that it fits on the land and when you see the grades it was a very flat area.

Mr. Villeneuve went on to Concept Plan "C" and also stated that he would be removing the barn as it is in rough shape and not a healthy structure. Discussion ensued with regard to the driveway and it being one parcel with the existing building in the front and the eight (8) units in the rear of the property. This concept put four (4) units each side by side facing the road and had 80-feet between the structures and therefore would not

require a Variance. A brief discussion ensued with regard to the wetland that starts at the post office and behind Mr. Villeneuve's property then Mr. Grenier's old property and behind his other piece of property that he owns within the Village District and ends behind Mr. Sullivan's old house. Mrs. Marzloff asked if it would be one car garage. Mr. Villeneuve said oversized which would be 24-feet by 24-feet. Each building would be 30-feet by 50-feet. Mr. Porter asked if it would be a slab foundation. Mr. Villeneuve said yes. Mr. DiPietro believed he could put another unit on it. Mr. Villeneuve pointed out that the existing house has 6 units in it and believed that would be something if they stay with the one acre per unit. Mr. Villeneuve did not believe that this particular structure did not over burden the lot and again pointed out that the 125-foot wetland buffer would be maintained.

Mr. Villeneuve feels strongly about putting senior housing within the center of town and believed that it would have an economic drive for the center of town and by putting more people in the center of town would be helpful. Mr. Porter did not see seniors riding on a bike path. A few comments were made that there are more seniors that are very active in life. Mr. Villeneuve believed that this was an economic piece that could happen in the center of town and believed that people would enjoy being that close to the store, the pizza place and the post office. Mr. Villeneuve also believed that it was a tremendous asset and a further building block for our town.

Mr. Poltak responded that, what he said at the last meeting within the context of long term forming public private partnerships with innovative development so that everybody understands where he is coming from come in a lot of ways. Mr. Poltak explained that, some of the most interesting affordable housing projects whether they be for workforce or for elderly housing but it really comes down to economics and the affordability of each of those units and the utilization of those units and the proximity of necessary services and access. Mr. Villeneuve has not said anything other than it being less than 55+ and did not say that it would be kid free either but they're not going to be 3 bedrooms either. There would be 2 bedrooms and that there may be an office but was unsure because he did not have a configuration laid out yet. Mr. Villeneuve talked about the number of school kids coming from the apartments within the Town of Auburn and believed it was low. Mr. Villeneuve also mentioned that, there was an incredible desire to live in this town. Mr. Villeneuve also stated that he owns 10 apartments in this town and within those apartments there were 2 children.

Mr. Grillo believed that they needed to focus on was, this was showing us an example but do we not want to propose removing the Village District. Mr. Grillo wanted to point out that, the Board was not saying that they did not want this type development or this type of thing but what they are saying by the zoning change is, we want to move this from the center of town to the sides of town where there is better opportunity to build their infrastructure. Mr. Grillo believed that they should not be focusing on the number of kids but do we want this in the center of town or do we want this on the outskirts of town where there is the potential for water and sewer hook-up. Mr. Grillo commented that the concept was beautiful but the big question is, where do they want this. At this time, the Board and Mr. Villeneuve discussed possible locations and water and sewer. Mr. Villeneuve believed it would be more beneficial within the center of town where it is currently allowed.

Mr. Grillo talked about the Master Plan and revisiting the Master Plan. Mr. Villeneuve talked about the previous Master Plan which wanted to go in this direction. Mr. Villeneuve talked about the fact that there are no large parcels to build on at the outskirts of town because it was already built out.

Mr. DiPietro commented that he believed that the Village District was created approximately 10 to 15 years ago and the vision was that it was close to the highway and in the center of town and near the dentist and the school and hair salon and the lake and would be very careful in trying to rezone it or to eliminate this type of thing. Mr. Grillo explained that, the elimination would be regarding limiting the number of units and they're not saying that you can't build this but they are saying that instead of eight (8) units that you can only put four (4). Mr. Villeneuve stated that it would not be economically feasible to build.

Discussion ensued with regard to when the cluster subdivision regulations were in place and the fact that both articles passed but because the petition warrant article put forth by the residents of Auburn that it superseded the one that the Planning Board rewrote. Mr. Villeneuve believed that was unfortunate.

Mr. Poltak indicated that he was a big favorite for design and building and the cluster was not fully thought out because we ended up with a grid development. Mr. Villeneuve informed the Board that, he is willing to work with the Board to make this kind of a thing work in that zone but if they take those opportunities away then you're not going to come back to this for some time. Mr. Villeneuve talked about bring life back to the center of town and believed they could do this with this project. Mr. Poltak did not believe that the inherent environment respectful of the intense development can be sustained with regard to onsite systems and water supply. Mr. Poltak pointed out that it was basically at zero feet across from the lake and if it wasn't for the road to be filled in to put the road in front of those houses that those houses would be at lake level and you have all the wetlands behind you. Mr. Poltak stated that, when he looks at a proposal like this, the sustainability of a proposal relative to whether this has eight (8) units or six (6) units or whatever the case may be is relative to the inherent land and its capability of absorbing development. Mr. Poltak wanted to say that, his point is that, in order to sustain land within the Village District given the inherent environmental nature of what the Village District is that, two (2) acres is minimum if you're going to start putting stuff in the ground and taking water out of it. Mr. Villeneuve appreciated what Mr. Poltak said and believed it was Mr. Poltak's opinion of that. Mr. Villeneuve did not believe it was what his engineers were saying. A brief discussion ensued with regard to taking water out of the ground. Mr. Poltak believed that this would have a central sewer and water system. Mr. Villeneuve said sure. Mr. Poltak stated that he was looking at 4 acres of development and 8 acres of wet and those are the issues that have to be accommodated. Mr. Poltak appreciated Mr. Villeneuve for coming before the Board and sharing this conceptually and did not disagree that this would be something that might be very embraceable from a Village District perspective but we will see what other people have to say. Mr. Villeneuve commented that he wanted to work with the Board to do this.

Mr. DiPietro asked about the alternative that the Board alluded to regarding moving it out and would there be zoning amendments made to allow more denser development. Mr. Grillo said yes. Discussion ensued to where the Board was looking which would be next to the highway. Mr. Poltak also talked about elderly housing and understand where that should go and what shape that type of development should take. Mr. Poltak talked about a development near to the By Pass 28 of which they are interested in speaking with them on what they are looking to develop but it really comes down to cost. Mr. Villeneuve indicated that he was very excited to do this and believed it had a lot of value and was hoping that the Board would be willing to take a chance on it. Mr. Poltak thanked Mr. Villeneuve.

Mrs. Marzloff did not like Concept Plan "C" because all the garages face Chester Road and did not believe that was attractive because they've seen it before on Rockingham Road. Mr. Villeneuve just did that one as a concept but was not interested in that one.

Mr. Poltak again thanked Mr. Villeneuve for his time. Mr. Villeneuve had one more thing to add and believed he would be speaking more at the Public Hearing on Monday, January 14th but wanted to comment that, the Board would also be putting a hardship on a number of people because now the lots would become non-conforming and believed there were approximately 20 lots within the Village District that would no longer be conforming lots. Mr. Poltak asked if they were one-acre developable lots. Mr. Villeneuve said no. Mr. Poltak stated that, it wouldn't matter because they would be grandfathered. Mr. Villeneuve talked about if they wanted to sell or if they wanted a shed in a different place because they were putting something on them that they did not have before.

At this time, Mr. Villeneuve thanked the Board members for their time.

NEW BUSINESS

Mr. Poltak asked if anyone had any other business. None were noted. Mr. Poltak asked for a motion to adjourn.

ADJOURN

Mr. Porter moved to adjourn the Hearing. Mr. Grillo seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:54p.m.

Mr. Poltak informed everyone that, he would see everyone on Monday, January 14th.

The next Planning Board meeting will be held on Monday, January 14th, 2019 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.