

**UNAPPROVED MINUTES
Town of Auburn
Planning Board
January 14, 2019**

Present: Ron Poltak, Chairman. Steve Grillo, Vice-Chairman. Michael Rolfe & Jeff Porter, Members. Paula Marzloff & Jess Edwards, Alternates. Keith Leclair, Selectmen's Representative. Minutes recorded by Denise Royce.

Absent: Tom LaCroix, Alternate.

PUBLIC HEARING

Mr. Poltak called the meeting to order at 7:00 p.m. and began introducing the Board members to everyone present tonight. Mr. Poltak explained the procedure for tonight's meeting and stated that the Public Hearing tonight was to hear from everyone present tonight with regard to what the Board is proposing to place on the warrant with regard to zoning changes.

Mr. Poltak stated that there were two (2) things to discuss tonight and began by asking if anyone was present to talk about the rewrite with regard to the Floodplains. No one was here tonight to talk about the rewrite of the Floodplains. Mr. Poltak stated that they would not be discussing the Floodplains since no one has any opposition to the rewrite and that one will be okay.

At this time, Mr. Poltak asked everyone that, when they want to speak that they state your name and address and to share your thoughts. With that said, Mr. Poltak moved on to read the proposals into the minutes for the record as follows:

**Legal Notice
Town of Auburn, New Hampshire
Planning Board**

The Auburn Planning Board will conduct a public hearing on **Monday, January 14, 2019** at 7:00 p.m. at the Auburn Town Hall, 47 Chester Road, Auburn, New Hampshire.

The purpose of the public hearing is to present proposed amendments to the Town of Auburn Zoning Ordinance prepared by the Planning Board, and to solicit comments and discussions relative to the proposed amendments.

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.

A complete copy of the text of the proposed changes to the Auburn Zoning Ordinance is available for public inspection at the Auburn Town Offices, 47 Chester Road, Auburn, N.H. and may also be found at the Town of Auburn's website www.auburnnh.us.

Dated: **December 27, 2018**

Signed: **Ronald Poltak, Chairman**
Town of Auburn Planning Board

Mr. Poltak added that, he only wanted to say with regard to the subject matter that, the Board has spent a year in a half developing a new Master Plan and within the context of that Master Plan, two (2) strong subject matters were discussed at lengths as was suggested by the residents of this town which were as follows:

- The need for low income housing
- The need for elderly housing

Mr. Poltak talked a little about the elderly housing of which is provided but we do not have any elderly housing per se right now. Mr. Poltak pointed out the appropriate locations for these types of home as being on the western side of town over by St. Peter's Church area and over by By-Pass 28 close to the Auburn/Londonderry town line. The reason being is that, density of that type should be supported by public sewer and water and we do have public sewer and water on our doorstep in all of those locations. As it pertains to the Village District, we all have an opinion and that was the purpose of tonight's meeting. At this time, Mr. Poltak turned to the Board members and asked if anyone had anything to add and they did not. Mr. Poltak then turned the meeting over to the audience for comment.

Mr. DiPietro of Bunker Hill Road believed it was premature to eliminate what they are proposing within the Village District. He has read the Master Plan and he did not see any infrastructure that we don't have in Auburn Village. Mr. DiPietro mentioned economic development, water, high density, diversity and walkability and believed we had a lot of that in the Village District. Mr. DiPietro commented that he would like to see water and sewer and believed it was premature to make these changes that the Board suggested.

Mr. Villeneuve, a resident of Auburn passed out copies of a mark up section of the Master Plan that talked about "Vision and Goals" and believed that the zoning change that created the Village District was back in 1999/2000 and pointed out that Mr. Worster was present tonight who was involved with making that happen. Mr. Villeneuve stated that, he would really love to see the Board take this proposed change off the ballot and he

would like to see the Planning Board work with everyone within the Village District to come up with some zoning things that would work to benefit the town. Mr. Villeneuve stated that he shared design parameters where were up on the wall in the back of the room. Mr. Villeneuve pointed out that, it shows an eight (8) unit building that is possible on the farm land as it meets all the requirements and what the Board is doing would take this away. Mr. Poltak commented to that it "meets all the requirements" because the way he reads the Village District ordinance right now is that, there is a requirement for minimum frontage on new development which is 100 feet and 1 acre minimum. In the context of access to and from the eight (8) units with the construction that they would have to be on town road. Mr. Villeneuve stated that, that was not the way his engineer reads it.

Mr. Villeneuve went on to talk about the vision for a town center which involves an elderly housing center and it involves bringing the people to the center of our town. We have Fire, Police, Library and the Post Office and believed that they could work together next year to get this moving to make something that is accomplishable. Mr. Villeneuve went on to talk about the section of the Master Plan where it talks about new housing alternatives that provide a greater diversity of homes for a diversity of ages and income levels.

Mr. Brett Rickenbach of 95 Raymond Road began by saying that he has 2.17 acres of which he recently purchased and looked into it a little bit and realized that you only need one acre in the Village District to split it up and possibly build another house. Mr. Rickenbach talked about receiving the letter back in December informing him about the change from one acre to two (2) acres and opposed it as it would prevent him from subdividing his property. He was before the Board tonight as he has a personal interest to be able to subdivide his land and possibly make some money by selling the lot. He's not looking to put in multi-family but just one small house and is worried about this being taken away from him. Mr. Poltak asked if his long-term intent would be to sell the buildable lot. Mr. Rickenbach said that he possibly would build something for himself as he is a small business owner and does flips and renovations. They would like to build a house themselves as it is only him and his brother. Mr. Poltak thanked Mr. Rickenbach for his comments and input and moved on to the next person.

Mr. Edwards asked Mr. DiPietro what he thought was premature. Mr. DiPietro said that, it was premature to pass this zoning change. Mr. Rolfe commented that, the Board has already been in conversations with Mr. Lamontagne and that they were very interested and they already have water and sewer over there. Mr. DiPietro stated that he has not heard anything about that and asked if it was a private meeting. Mrs. Marzloff said that it was a Planning Board meeting at which time they were discussing the Master Plan. Mr. DiPietro reiterated that it was premature to change the Village District. Mr. Poltak added that the concept of more intense development whether it be residential, commercial or industrial is very much dependent on infrastructure from the perspective of water and sewer. Mr. Poltak further added that, we have an interested party that would like to put in elderly housing in that end of town and the Selectmen has asked to bring that party forward to have a discussion about it with that party's commitment to subsidizing the cost

of bring water and sewer so many feet to service that. Mr. Poltak went on to talk about people coming in and talk about putting elderly housing here in the Village District and the ordinance that we have now requires 25 useable acres for an elderly housing project. Mr. Poltak was unsure there was 25 useable acres within the Village District. Mr. Poltak went on to talk about the other requirements found in the elderly housing section of the zoning ordinance and that elderly housing is defined as 55+. A brief discussion ensued with regard to elderly housing.

Mr. Worster of Margate Drive pointed out that the largest concern if the Board goes ahead with this is that it will make the most of the homes in the Village District non-conforming. Mr. Worster went on to say that, when it comes time for those people to sell that it may get dicey and require a Variance and thought that was an awful lot of trouble to place on the residents of Auburn. Mr. Villeneuve believed that 40 out of the 50 people within the Village District would be affected. Mr. Poltak commented that they would be grandfathered because they are pre-existing to the zoning change. The issue is regarding undersized lots and onsite septic systems and the like. Mr. Poltak talked about other parcels throughout the Town of Auburn that have the same problems. Mr. Worster asked what the procedure was regarding the grandfathering of lots. Mr. Poltak pointed out that it was State Statute. Mr. Villeneuve added that, this would basically put a hardship on these 40 lots within the Village District that would now have to go for Variances to do anything within their side yards. A brief discussion ensued with regard to setbacks.

Mrs. Nancy Mayland of Hooksett Road commented that if they can't do it with the existing rules and they can't do it with the new rules then why change it. Her second point is about, there has been some discussion about the school purchasing some of the Owens property which would negate that possibly because they would then not be able to subdivide. Mr. Poltak asked the Board members if they were familiar with this discussion. None of the Board members knew anything about this. Mrs. Mayland explained that, the Selectmen have been talking about it because Ann Owens has property that is basically a horseshoe. Mr. Poltak asked for more information because he did not know what they were negating. Mrs. Mayland answered by saying that, it was 2 acres and that the town wanted to buy one acre for parking that would be jointly used by the school and by the library so Mrs. Owen would be unable to subdivide the property because she would need 2 acres. Mrs. Mayland went on to say that, her third concern was that, the number one goal was to develop on the By-Pass and could not understand what changing the Village District would do to the development on the By-Pass. Mr. Poltak asked Mrs. Mayland if she wanted to see apartment buildings, condos and multi-family complexes right in this area. Mrs. Mayland stated that, Mr. Poltak just said that they were not allowed under the existing rules. Mr. Poltak stated that, he did not say under the existing rules because they could be allowed because right now there is the overlay district which is the Village District and the underlying district is the Commercial Two. Housing is allowed in the C-2 District as it relates to elderly housing which is complete allowed but as it relates to multi-family and duplexes and beyond is allowable by Special Exception through the Zoning Board of Adjustment. Mr. Poltak did not believe that they would want to accommodate that level of intensity within the Village District. Mr. Poltak talked about the water table being high and believed that the majority of construction would be slab construction and then

secondarily to that, you will have to have onsite sewer and water two (2) to three (3) feet below the surface.

At this time, Mr. Poltak read the portion of the Town of Auburn Zoning Ordinance, **Article 4, Section 4.08 “V” Village Center District – Objectives and Characteristics**: “The Village Center District is designed to promote and encourage the most efficient, cost effective and beneficial consolidation of land development which will: preserve open space; create more cost-efficient roads, utilities, and other public and private infrastructures; and improve the ability of the Town to provide more rapid and efficient delivery of public safety services. This District is also created to provide private property owners with a method for realizing the inherent value of their real property in a manner conducive to the creation of substantial benefit to the environment and to the Town’s property tax base. *(That is why the underlying district is Commercial and not Residential)* The Village Center District is also intended to promote a “town center” area which will provide for the harmonious and aesthetically pleasing development of the Town, and where, through the consolidation of municipal services, small-scale retail/commercial development, limited residential use, and mixed-use development, the Town’s rural charm and character is preserved.”

Discussion ensued with regard to changing it from one acre to two (2) acres and what the Board is looking to achieve. Mr. Poltak stated that, it would allow the ability to accommodate onsite septic systems and water and therefore, why would we want one acre lots because we know that public water and public sewer is not coming now. Mrs. Mayland asked how was that going to encourage more development over there and could not understand how the zoning change is going to encourage small businesses to be here and how is it going to encourage it over there if you’re going to put the infrastructure over there. Mr. Poltak stated that one can be supportive of the other. Mr. Grillo wanted to add that, it would help promote it over there because, right now, it’s more beneficial because in a smaller amount of land you can put more properties in the center of town right now versus over to the side and they’re trying to make it consistent with two (2) acre lots.

Eric Mitchell of Bedford stated that he was at the meeting tonight on behalf of Mr. Villeneuve and had some observations in the Village District which were as follows:

- Goals of the Master Plan which says that it “Encourages a diverse housing stock, including senior housing that will ensure a broad range of housing costs and opportunities in Auburn.
- Housing Choices – residents have demonstrated a preference for a range of different housing types and neighborhoods, but everyone values housing choices that are safe and affordable for all.
- In the region, 41% of the towns around here have other than single-family detached housing has 41% that are duplexes, multi-family or other types of housing. In that same Master Plan, it says only 8% are allowed in Auburn.

Mr. Mitchell went on to say that, this proposal, if you take away multi-family, duplex and workforce housing and looked at the GIS and the district is very small and did not believe

that there were any parcels that were 25 acres. If you look at the ordinance, single-family housing is not permitted in the Village District. Mr. Mitchell pointed out that the Village District can only support as much as it can support and by getting rid of all the residential uses there believed it was contrary to what was there. Mr. Mitchell went on to talk about lot loading and environmental impacts that the Board is concerned about, you have to go by the State for any project in town like elderly housing, workforce and even commercial because you are required to have your septic system based on the lot loading. Mr. Mitchell stated that, if the Board changes the requirements from one acre to two (2) acres that, he could not see how anyone could build. Mr. Mitchell thanked the Board and Mr. Poltak moved on to the next discussion.

Mr. Alex Eisman of Chester Road stated that he lives in the Village District and that he was opposed to the zoning change because he feels if something is not broken why fix it. Mr. Eisman believed that, the Village District was the core of the town where we have the lake and we have police and fire and the infrastructure. Mr. Eisman was in agreement with Mr. Villeneuve's proposal and did not feel it belonged anywhere else in the town. Mr. Eisman indicated that, his mother had to move out of town because elderly cannot live in town without services. Mr. and Mrs. Eisman both pointed out that they have only recently become a conforming lot.

Mr. Michael Gaines of Hooksett Road and owns under an acre so he is already under the current requirement and explained to the Board members that, when he purchased the house approximately four (4) years ago that he received questions from the insurance company with regard to not enough acreage to be in compliance and if his house ever burned to the ground that I would need approval from the town to rebuild. Mr. Poltak informed Mr. Gaines that he would be allowed to build within the same footprint. Mr. Gaines stated that, the person before him had a hard time selling because of that reason. Mr. Villeneuve commented that, Mr. Gaines was one of the eight (8) that can't make the acreage of one acre as they are under the one-acre requirement currently.

Mr. Dan Carpenter wanted to know why they wanted to take it away from the people in the Village District and wanted the Board to leave it alone and if they wanted to put something out on the By-Pass to go ahead. Mr. Carpenter stated that, you can't live in this town unless you can drive. If you can be in the Village District where you can walk to the town hall and the Village District and the pizza place and the store in the center of town. Mr. Carpenter pointed out that, we don't have a good core so we need to work on that because we have a very weak center core. Mr. Poltak commented that, if you want to go to the doctors the grocery store or the liquor store that you have to go outside of Auburn to do that. In order to do that you need commercial retail which was the intent of the Village District. Mr. Poltak asked Mr. Worster that, we have had the Village District for 19 years and what have we had constructed within the Village District relative to the original intent with commercial retail space - nothing. Mr. Worster agreed that there has been nothing within the last 19 years. A brief discussion ensued with regard to the original intent of the ordinance with regard to commercial retail space.

Mr. Villeneuve wanted to say that, he has not heard anyone present tonight speak on how the changes of this ordinance was a good idea. Mr. Villeneuve believed that they could work together to make something better within the Village District. There are a number of people who are trying to make the Village District better with a massage place, Dentist, pizza place, the Village Store and Visiting Angels who are trying to make the Village District a little bit better.

Mrs. Desrosiers of Depot Road and Hooksett Road/Visiting Angels stated that she would not have had her business there had it not been for the Village District and because of that they were able to subdivide and they were able to give more value to the Library as well. Mrs. Desrosiers stated that, she did not agree with these regulations and that it will devalue a lot of properties. Mr. Grillo wanted to clarify a few points made by saying that, the Village District is an overlay of a Commercial zone and not a Residential zone. So, the Village District goes on top of that in order to provide mixed housing and diversity. When he hears everyone passionately screaming that they want the Village District to bring so much character and all of this, he kind of discounts that because when you read what the Village District is supposed to do, it's supposed to bring in Commercial buildings.

Mr. Tasillo asked Mr. Grillo if he read the ordinance because it's supposed to provide multi-family units and supporting Commercial. A brief discussion ensued with regard to the ordinance and the Village District. Mrs. Mayland commented that, it sounds to her that everyone is against what the Board is proposing and asked if there was another ground from what we have now and what the Planning Board is proposing. Mrs. Mayland believed that one-acre was good and that it's attracted businesses and did not believe that two-acres would be attractive to people.

Mr. Poltak asked that, how is it that, two (2) years ago everyone stormed in here and threw out the cluster ordinance out the window because everyone didn't want one-acre lots. Mr. Poltak went on to say that, now everyone is saying that they want the one-acre lots which is the same size along with the same inherent problems with respect to that but when we threw out the cluster ordinance which was Article 7 in our zoning regulations it just came right out. Mr. Poltak explained that, we do not have an ordinance that allows us to deal with clustering and some of these initial concepts that are being presented here by those who all of a sudden decided that they're going to go forward with development in the Village District. Mr. Poltak feels that the Village District ordinance was very well intended, it's purpose he does not question, it's goals he does not question, it's objectives he does not question but the ordinance does not allow them to have the tools from a regulatory sense to make it happen. Mrs. Mayland asked if we could change that ordinance. Mr. Poltak stated that it would take some serious thought. Can we sustain that level of development in this area? Mrs. Mayland believed that by going to two (2) acres instead of one-acre that it would be discouraging development as opposed to encouraging development.

Mr. Rolfe wanted to also point out that, we also have the Shoreland Protection Act because of the lake.

Mr. Worster asked about encouraging Commercial would we be talking about a multi-story building where the downstairs is a store or bank and there would be three (3) or six (6) apartments above. Mr. Poltak commented that, the Village District ordinance strongly supports and goes even further than that, it suggests that type of development, multi-use, commercial, small retail shops and it actually notes it. There is also a requirement that, there shall be no building above three (3) stories.

Mr. Villeneuve again stated that he fails to see how removing this from the warrant is going to change how that proposal works or doesn't work. Mr. Villeneuve reiterated that, he has not heard anyone speak here tonight that is in favor of passing this vote and it's his understanding is that, this Planning Board Public Hearing tonight was to take everyone's input and has heard that everyone say that they want to do something in the Village District. Mr. Villeneuve stated again that, he strongly suggests to the Board that they pull this back and work with the land owners in the Village to come up with something that is workable around those things. Mr. Villeneuve said, let's work together to make something downtown that helps that vision. Mr. Grillo agreed that he has only heard opposition to this change. Mr. Edwards pointed out that, two (2) years ago we had the cluster housing vote where we had a big turnout in the town and believed that it passed two (2) to one. Mr. Edwards wanted to say that, we can't forget about this issue that happened two (2) years ago that was a strong statement by the town. Mr. Villeneuve also pointed out that, also on the ballot that year was a cluster redesign completed by the Planning Board that also passed. Mr. Villeneuve also mentioned that, they are not proposing cluster because it's not allowed in this zone because we no longer have it. Mr. Edwards believed that was a fair distinction and given the water table and the proximity to Lake Massabesic, he was unsure how you could build such a thing. Mr. Villeneuve commented that it would be up to the engineers to decide whether it would work or not.

Mr. Leclair had a question for Mr. Worster and asked if there was any intent to restrict Residential development in the Village District. Mr. Worster said no but again, the thought was that it was an underlying Commercial District and you could have a commercial first floor with apartments on the second and third floor. Mr. Worster mentioned that you could certainly change your ordinance as such as to allow senior housing and believed that the town is seriously considering sidewalks from the school to Lake Shore Drive. Mr. Leclair said they were but we did not qualify for state funds, otherwise, it would have happened this year. Mr. Leclair wanted to make sure that it was never the intent to restrict Residential development.

Mr. Leclair asked Mr. Mitchell if what he was hearing was that with these changes that are being proposed, would development as a whole would be more difficult and Residential development would be impossible. Mr. Mitchell believes it would because if you look at the ordinance as it sits now, single family detached houses are not permitted. You can not go in there and build a single-family house. Mr. Mitchell talked about the removal of multi-family, duplexes and workforce housing within the Village District. Mr. Grillo believed that under the Village District regulations that it does state under Existing Uses: "Subject to any existing requirement for site plan approval by the Planning Board, any use which is permitted in either underlying district, Commercial – 2 or Residential –

2) is permitted.” Mr. Grillo believed you could build a single-family home in a Residential District. Mr. Leclair asked Mr. Mitchell if he had a conflict to that. Mr. Mitchell directed the Board members to look in the back of the zoning ordinances at the chart and it has a big “X” for not allowed, that, single-family homes is not allowed in the Village District. Mr. Mitchell wanted to comment about when the cluster ordinance got thrown out and said that he was around at that time presenting three (3) projects at the same time. Mr. Mitchell stated that, a lot of people got upset with cluster because of the amount of housing there was. Mr. Mitchell went on to say that, when there was a protest petition to get rid of cluster completely that was because there was a strong group of people, residents of the town, who said they didn’t want it. The Planning Board did come up with what they thought was the best alternative as opposed to just getting rid of it. Mr. Mitchell went on to talk about changing the ordinance within the Village District and did not see any urgency to change it now. Mr. Mitchell talked about possibly tabling this to see what goes on throughout the year and work on it and then go from there.

Mr. DiPietro wanted to reinforce what has been said and that the Village District is the heart of Auburn.

Mr. Brickenbach pointed out that there were a number of people present tonight who are all against this change of the Village District. Mr. Poltak thanked Mr. Brickenbach. Mr. Gaines commented that, since there is no urgency to change it and make this decision then why make the values of people’s homes to suffer. Mr. Eisman made a motion to table this for one year. Mr. Poltak stated that, the Board cannot do that and that they have to do all work within a public session. Mr. Poltak stated that he has heard from everyone here tonight loud and clear and further added that, if they were going to move in any direction other than what they’ve shared with everyone tonight, they would have to have a second Public Hearing. Mr. Poltak did not see a need for them to have a second Public Hearing. As a Board, they will be meeting on February 6th which is a regular Planning Board meeting, and at that hearing, they will have an opportunity to take up all of their comments and to vote as to what direction do, they want to head in. Do they want to postpone this for a year or do they want to give more thought in what direction in which they want to proceed with upgrading the Village Ordinance and working with everyone in the Village District? They will decide that at that time. Mr. Poltak asked the Board if they wanted to have a work session on the 23rd? Mr. Edwards asked, at what point is the action final and irrevocable to have the proposal we passed put on the warrant article? Mr. Poltak stated that, they would have had to have a second Public Hearing by the 28th of January in order to give sufficient legal time by the statute to bring forward the warrant article. Mr. Poltak said that they were actually working backwards as they are not going to have a second Public Hearing as they are not going to make any substantial changes except subtracting if they do so. At this time, Mr. Poltak asked the Board members for their thoughts. Mr. Grillo did not believe they needed a second public session and that it was clear to him, do they reduce or do they not and did not believe there was an in between. Mr. Poltak thought they could take out the one to two (2) acre provision, they could take out the prohibition of multi-family housing, workforce housing and duplexes so that they still would exist by Special Exception. Or they could do some type of

retrenchment as Mr. Villeneuve has said and postpone this for a year. A brief discussion occurred with regard to three (3) options. Mr. Poltak pointed them out as follows:

- They brought 1 acre to 2 acres
- Elimination of the 3 Special Exception provisions
- Postpone this for 1 year

Mr. Poltak talked about that, if they were going to do this that, they as a Planning Board and a Land Use Regulatory Board cannot be entertaining designs for development while were trying to work out how they're going to retool the Village District. He did not want to get rushed so if they are going to table this for one year that they are going to have a moratorium on new proposals until they get this worked through. Mr. Leclair reiterated what Mr. Poltak stated above and asked if they could do that. Mr. Poltak stated that it has been done.

Mr. Grillo did not believe they needed a work session to discuss those three (3) things as he does not believe anybody present tonight wants any of those combination of changes. Mr. Leclair thought the Board was meeting on the 23rd but can do it on February 6th. Mr. Edwards wondered if they did not make a decision until February 6th that we could put the current proposal on the warrant article. Discussion ensued with regard to deadlines in order to place this on the warrant article. Mr. Villeneuve commented that if they remove anything then they don't have to have a second Public Hearing and if they make any significant changes then they would have to have a second Public Hearing and it all has to be done by January 28th. The Board did not have until February 1st. Mr. Leclair believed if they remove anything that it would be a substantial change. Mrs. Marzloff did not believe the Board had the authority to place a moratorium on this. Mr. Poltak believed they could and stated that they need to do that. At this time, the Board discussed deadlines. Mr. Leclair commented that, from what he's heard and the fact that there was no time to make changes that it would be in the best interest to put this on pause. Mr. Poltak commented that, if the Board were to place this on hold for a year that he would want the commitment from everybody that was in the room tonight to support the necessity to have the Board of Selectmen to come up with a few bucks for us to revamp this Village District ordinance and it has to be consistent with the other ordinances that we have in this book. Mr. Poltak went on to talk about elderly housing within the Village District and revamp this section of the ordinance. With that said, Mr. Poltak asked for a motion to delay the section of the Village District for one year.

Mr. Porter made a motion to recommend to delay placing the changes for the Village District for one year. Mr. Leclair seconded the motion.

Mr. Edwards asked about the moratorium and if what they were asking was if someone were to come before the Planning Board were, they suggesting that they can't participate. Mr. Poltak said they don't have to exercise that.

Mr. Poltak stated that the motion has been moved and seconded. Mr. DiPietro said that it won't be on the ballot. Mr. Poltak correct, they are walking away from it tonight.

Mr. Poltak stated that they were going to delay this for a year and work to enhance the Village District and we're going to do this together.

A vote was taken; all were in favor, the motion passed.

ADJOURN

Mr. Porter moved to adjourn the Hearing. Mr. Leclair seconded the motion. All were in favor, the motion passed unanimously, and the meeting stood adjourned at 9:32p.m.

The next Planning Board meeting will be held on Wednesday, February 6th, 2019 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.