

**UNAPPROVED MINUTES
Town of Auburn
Planning Board
April 17, 2019**

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

Absent: Jesse Edwards, Alternate.

Mr. Poltak called the meeting to order at 7:03pm and had the Board members introduce themselves to everyone present. Mr. Poltak moved on to approval of the March 20th meeting minutes.

MINUTES

Mr. Porter moved to approve the minutes for March 20th, 2019, Mr. Grillo seconded the motion. A vote was taken; all were in favor, the motion passed.

GENERAL BUSINESS

**William & Mary Calder
8 Westminster Lane, Tax Map 2, Lot 3-13
Minor Conditional Use Permit**

Mr. Poltak asked Mr. Calder to share with the Board what he would like to do. Mr. Calder indicated that he would like to build an 11-foot by 2- foot boat carport and showed the Board members a diagram of what he would like to build. Mr. Calder pointed out the location of where he would like to place the structure on his property.

Mr. Poltak asked Mr. Calder who has spoken with at town hall about this. Mr. Calder stated that he has spoken with Mrs. Rouleau-Cote and Ms. Royce. Ms. Royce stated that he has already been before the Conservation Commission. Mr. Porter acknowledged that Mr. Calder has been before the Cons Com. Discussion ensued with regard to the structure and location. Mr. Calder added that he tried to put a Lean to or carport along the house but that the propane tank which is in the ground was in that area.

At this time, Mr. Poltak asked Mr. Porter to comment. Mr. Porter indicated that he had not written anything up yet but that the Cons Com did not have any issues with it and was okay with the 75-foot buffer because it's not going to be paved and that it would not impact anything dramatically. Mr. Porter also pointed out that the slope wasn't that great either.

Mr. Grillo pointed out that, the Board or the town does not police covenants and asked Mr. Calder about his covenants. Mr. Calder talked about no fencing in front of the house. Mr. Leclair also mentioned that Mr. Calder was also on the Board of the Homeowners Association.

Mr. Poltak asked if there were any further questions from the Board. None were noted. Mr. Poltak asked a gentleman that was in the audience if he was an abutter. Mr. Peguri stated that he was the Chairman of the Board of the Homeowners Association for Wethersfield subdivision. Mr. Peguri indicated that, they he certainly was not opposed to the project but they certainly have to set a precedence for the rest of the neighborhood as there are 97 homes in the neighborhood. Mr. Peguri also stated that they want to maintain the aesthetics and that the neighborhood looks great and they want to maintain the look. He just wants to make sure that whatever Mr. Calder puts up maintains the look of the neighborhood. A brief discussion ensued with regard to the structure and Mr. Peguri also wanted it to be within the guidelines and has a copy of the By-laws with him. Mr. Porter pointed out that the Board does not have anything to do with the covenants. Mr. Poltak spoke with regard to the Homeowners Association that what they would be doing in the future after speaking with town counsel to put something in place that it would require prior approval from the HOA. A brief discussion ensued with regard to the Wethersfield HOA meetings which occurs once every two (2) months. Mr. Peguri added that this was the first year being a HOA and that they certainly want to maintain a certain precedence.

Mr. Poltak suggested to the Board that he would entertain a motion to approve the project conditioned upon agreement with the HOA relative to the architectural structure itself. Mr. Calder was in agreement with the request.

Mr. Grillo made a motion to approve the Minor Conditional Use Permit conditioned upon the review of the plan with the Wethersfield Homeowners Association for William & Mary Calder, 8 Westminster Lane, Tax Map 2, Lot 3-13. Mr. Porter seconded the motion. All were in favor, the motion passed unanimously.

Mr. Calder thanked the Board and exited the meeting.

Mr. Poltak asked for a motion to instruct him to consult with town counsel regarding HOA.

Mr. Porter made a motion to instruct Mr. Poltak to consult with town counsel regarding having the applicant consult with the HOA prior to meeting with the Planning Board. Mr. Grillo seconded the motion. All were in favor, the motion passed unanimously.

Mr. Poltak moved on to the next item on the agenda and informed everyone that the next two (2) scheduled to meet with the Board have been cancelled.

**Informal – Jeff & Michelle Sullivan
46 Ryan Road
Discuss Liberty Woods Subdivision**

Mr. Poltak informed everyone that Mr. & Mrs. Sullivan requested to be placed on the next Planning Board Agenda scheduled for Wednesday, May 8th.

**Informal – Erica Mortenson/Peter Koster
88 Priscilla Lane, Tax Map 1, Lot 16, Units 1&2
Discuss Potential Automotive Shop/Internet Sales**

Mr. Poltak informed everyone that Ms. Mortenson requested to be removed from the Agenda at this time.

OTHER BUSINESS

Senior Housing Proposal

Mr. Poltak spoke briefly about the Senior Housing Proposal and indicated that they had a full meeting of the subcommittee which included Mr. Grillo, Mrs. Marzloff and himself had met with Mr. Tatem for a couple of hours yesterday and that Mr. Tatem would be meeting with the Board in May. Mr. Poltak explained to the rest of the Board what had been discussed and would be looking at any pieces of property that was 10 acres or more,

Update Lighting Ordinance

Mr. Poltak stated that Stantec has a lighting engineer that is working on the lighting ordinance and believes that they should have something as soon as June.

Update Signage Ordinance

Mr. Poltak indicated that he has spoken with Mr. Herman and SNHPC and frankly is not willing to take the first step forward so will not be pushing further at this time. Mr. Poltak explained that the SNHPC is aware of Auburn's desire to move forward in that direction and that they are not willing to take this on right now either as their agenda is full and therefore, we will be dealing with what they have in place at the moment.

In conclusion, they will continue to work with what they have in place currently and believed that they had a pretty good handle on the majority of the sign issues in town. With that said, they will continue enforcing what they have in place.

Mr. Poltak further informed the Board that they will be having only one meeting in May and therefore will be dealing with everything at the one meeting in May which will be held on Wednesday, May 8th at 7:00pm.

ADJOURN

Mr. Porter moved to adjourn the Hearing. Mr. Rolfe seconded the motion. All were in favor, the motion passed unanimously and the meeting stood adjourned at 7:26p.m.

The next Planning Board meeting will be held on Wednesday, May 8th, 2019 at 7:00 p.m. at the Town Hall, 47 Chester Road unless otherwise noted.